BILL GARRETT, Davidson County
Trans: T20160002044 DEEDWARR
Recvd: 01/08/16 15:04 2 pgs
Fees: 13.00 Taxes: 776.63
20160108-0002235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$209,900.00** (Two Hundred Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 5th day of January, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Nicole Wallace and Oscar Rivadeneira 1809 Jones Avenue Nashville, TN 37207	NEW OWNER	07108041300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANCINE M. SAWYERS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NICOLE WALLACE AND OSCAR RIVADENEIRA, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Walnut Grove Annex, Resubdivision of Lot No. 1, of record in Book 8250, page 68, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Francine M. Sawyers, unmarried, by deed from Metropolitan Development and Housing Agency, of record in Instrument No. 200004250041049 and re-recorded in Instrument No. 200005010043347, Register's Office for Davidson County, Tennessee.

Being also known as 1809 Jones Avenue, Nashville, Tennessee 37207

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1809 JONES AVENUE** **NASHVILLE, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015124061 AFS

WITNESS, this 5th day of January, 2016

Francine M. Sawyers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of January, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Francine M. Sawyers** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of January, 2016.



Notary Public

Commission Expires: _____