BILL GARRETT, Davidson County
Trans:T20160014367 DEEDWARR
Recvd: 02/22/16 11:25 2 pgs
Fees:13.00 Taxes:222.00
20160222-0016589

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1112

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jose Jacinto Saravia 303 Whitsett Road Nashville, TN 37210	New Owner	119-5-385.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Jose J Saravia
Affiant

Subscribed and sworn to before me, this the 17th day of February, 2016.

C.M. Corriveau
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC C.M. CORRIVEAU DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

My Commission Expires:
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Charles G. Myers,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jose Jacinto Saravia,** hereinafter called the Grantees, 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. 18 on the Map of N. D. Overall's Subdivision of part of Lot No. 1 in the Division of the Patterson Land, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for more complete and accurate description as to location and details of said lot.

Being the same property conveyed to Jose Jacinto Saravia, by Warranty Deed from Charles G. Myers, dated February 17, 2015 and being recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles G. Myers by Warranty Deed from Priscilla L. James and Stephanie K. Strickland, dated February 12, 2007, recorded February 14, 2007, of record in Instrument No. 20070214-0018718, Register's Office for Davidson County, Tennessee.

This is improved property located at: **303 Whitsett Road, Nashville, TN 37210**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of **February, 2016.**

GRANTOR(S)

Charles G. Myers

Charles G. Myers

STATE OF FL

COUNTY OF Lee

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Charles G. Myers** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the 17th day of **February, 2016.**

FLOR A. NIETO NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires August 10, 2016 EE 207731

Notary Public
My Commission Expires: 8-10-14