Davidson County DEEDWARR
Recvd: 04/12/16 11:31 3 pgs
Fees:18.00 Taxes:499.50
20160412-0034944

WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of April, 2016.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2016-445

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James V. Haluska 4903 Pearson Place Nashville, TN 37211	SAME	147.16-0-150.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ana J. Romero Pineda**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James V. Haluska**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 4903 Pearson Place, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 218 on the Plan of Fairland Park, Section III, of record in Book 2331, Page 145 and 146, as revised in Book 8250, Page 603, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ana J. Romero Pineda from Shaun Donovan, The Secretary of Housing and Urban Development by Cash Deed For Tennessee dated August 31, 2009 and recorded September 14, 2009 in Instrument Number 200909140085437, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (x) improved property know as 4903 Pearson Place, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of April, 2016

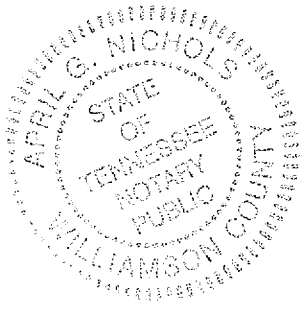
Ana J. Romero Pineda

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Ana J. Romero Pineda, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 12th day of April, 2016.

Notary Public
My Commission Expires: 6-30-2019



True Copy Certification

I, April G. Nichols, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April G Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

