WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033113 DEEDWARR
Recvd: 04/22/16 09:02 2 pgs
Fees:13.00 Taxes:1073.00
20160422-0039139

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$290,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of April 2016

Notary Public
My Commission expires: 8/20/19
(Affix Seal)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Marcelo M. Disconzi	new owner	133-08-0-148.00
549 Cathy Jo Circle		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kelley L. Colvin, unmarried and Geoffrey S. Yeager, unmarried as tenants in common with rights of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marcelo M. Disconzi and Alexandra Valdes, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of Phase I, Valley View Terrace of record in Plat Book 5200, Page 77, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kelley L. Colvin and Geoffrey S. Yeager, as tenants in common with rights of survivorship from Deborah Rocha and husband, Steve Cravens by Warranty Deed on April 1, 2009, of record in Instrument Number 2009043-0033163, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5323, Page 310; Book 5733, Page 375 and Book 11494, Page 790, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8883, Page 637, Register's Office for Davidson County, Tennessee.
- Subject to the flow of Seven mile Creek.

This is improved property known as: **549 Cathy Jo Circle, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 22, 2016.

Kelley Colvin

Geoffrey Yeager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelley L. Colvin and Geoffrey S. Yeager** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 13, 2016

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY