Box 14
28515-8

BILL GARRETT, Davidson County
Trans:T20160054559 DEEDWARR
Recvd: 06/27/16 11:19 2 pgs
Fees:13.00 Taxes:3145.00
20160627-0065261

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160500241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodrigo N. Valle and Catherine C. Valle **2001 Greenwood Avenue** **Nashville, TN 37206**	First Home Mortgage 5355 Nottingham Drive, Ste 130 Baltimore, MD 21236	**083-0-0-262.00**

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, WE,

Cynthia S. Evans, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine Curtin Valle and Rodrigo Nicolas Valle, tenants by the entirety

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 part of Lot No. 15 on the Plan of Brownsville, of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the northeast intersection of Greenwood Avenue and Scott Avenue; thence North 2 deg. 20' 00" East 270.36 feet with the east right of way of Scott Avenue to a concrete monument, being the southwest corner of Wheeler Heights, recorded in Plat Book 1424, Page 80, Register's Office for Davidson County, Tennessee; thence South 87 deg. 28' 00" East 185.0 feet along the south property line of Lot No. 1 of said Subdivision to a concrete monument; thence South 3 deg. 30' 59" West 268.58 feet along the westerly property line of Arden Chapel recorded in Book 4358, Page 882, Register's Office for Davidson County, Tennessee, to an iron pin in the northerly margin of Greenwood Avenue; thence along the northerly boundary of said Greenwood Avenue, North 88 deg. 03' 00" West 179.46 feet to the point of beginning, according to a survey by Michael V. Holmes & Associates, Tennessee License #213, total acreage 1.127 acres.

BEING the same property conveyed to Cynthia S. Evans, unmarried, by Warranty Deed from MARVIN EUGENE ANDERSON, devisee under the Last Will and Testament of Margaret A. Cate, deceased, and STEVEN ANDERSON, DAVID ANDERSON, BRENDA ANDERSON COLYAR, GARY ANDERSON, MARK. ANDERSON, GREGORY ANDERSON, PAMELA ANDERSON AGEE, STANLEY ANDERSON, JILL ANDERSON EDWARDS and SCOTT ANDERSON, the heirs at law of Catherine B. Anderson, deceased, (the said Catherine B. Anderson being a devisee under the Last Will and Testament of Margaret A. Cate), dated 9/13/96 and recorded 9/17/96 in Book 10192, Page 972, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2001 Greenwood Avenue, Nashville, TN 37206**
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. 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 24th day of June, 2016.

Cynthia S. Evans

Cynthia S. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia S. Evans, unmarried the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2016.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018