WARRANTY DEED

Julie Hamilton State of Tennessee Notary Public Davidson County

File No. 0001997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Bermudez	Amy Bermudez	119-07-0-120.00
(NAME)	(NAME)	
2510 Glenrose Avenue	108 Newell Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160067964 DEEDWARR
Recvd: 08/05/16 15:24 2 pgs
Fees:13.00 Taxes:691.90
20160805-0081663

FOR AND 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, **Juan A. Amaya, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Bermudez and Andres E. Bermudez, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of Glenrose Acres, being a Resubdivision Lots 1 and 3, of record in Plat Book 3842, Page 149, revision of Plat Book 3106, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 60 feet on the Northerly side of Glenrose Avenue and extends back 93.7 feet on the Easterly line and 100.4 feet on the Westerly line to the L & N Railroad right of way and measures 122.6 feet thereon.

Being the same property conveyed to Leon Sharber, Trustee by Quitclaim Deed from Juan Amaya, Manuel M. Amaya and wife, Delsey Sosa of record in Instrument No. 20011130-0131672, Register's Office for Davidson County, Tennessee, dated November 21, 2001 and recorded on November 30, 2001 and within the same deed the said Leon Sharber, Trustee conveyed his interest in the subject property to Juan A. Amaya, married. Veronica Hernandez hereby joins in this conveyance to convey any marital interest she may have had in the subject property as the spouse of Juan A. Amaya.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2510 Glenrose Avenue, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 2nd day of August, 2016.

Juan A. Amaya

Veronica Hernandez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Juan A. Amaya and Veronica Hernandez, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of August, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206