Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160101576 DEEDWARR
Recvd: 11/17/16 08:56 2 pgs
Fees:13.00 Taxes:388.50
20161117-0121118

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00
Elizabeth H. Willis
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2016
Emily Betts
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 093
Alberto Alejandro Ayala de la Cruz	new owner	GROUP 160
1 Decatur Street		PARCEL 381.00
Nashville, Tennessee 37210		

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,

George Brandt, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alberto Alejandro Ayala De La Cruz

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:

Property located in Davidson County, Tennessee, being Lot No. 13 in Block "G" (erroneously shown as Block "13" in the prior deed), of the Hermitage Addition, a plan of which is of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 95.3 feet on the east side of Decatur Avenue and runs back 153.3 feet on the northern margin of Meredith Avenue to a point, being a triangular lot.

Being the same property conveyed to GEORGE BRANDT by deed from GRASSLAND FINANCIAL SERVICES, LLC, dated June 3, 2016, of record in Instrument No 20160606-0056626, Register's Office for said County

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1 Decatur Street, Nashville, Tennessee 37210**.

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 and official seal at office this 14th day of November, 2016.

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, a married man, with whom I am personally acquainted, (or who 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, at office, this 14th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027