WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

Y-BXS-17-1135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reena Mary Camoens	**New Owner**	
(NAME)	(NAME)	**083-01-0-361.00**
921 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **SARAH EKSTROM AND JOSEPH REBEIRO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REENA MARY CAMOENS, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 25 on the Plan of J. B. Hancock's East End Addition of record in Plat Book 57, Page 133, 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. 25 fronts 43 feet on the Northerly side of Granada Avenue and extends back between parallel lines with the West margin of North 14th Street, 150 feet to an alley in the rear.

Being the same property conveyed to Sarah Ekstrom, an unmarried woman by Warranty deed from Jackie Townsend, a married woman of record in Instrument No. 20150701-0063863 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 01, 2015. **Sarah Ekstrom having since married Joseph Rebeiro. Joseph Rebeiro joins in this instrument to convey any marital interest he may have in said property.**

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1135 Granada Avenue , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170025129 DEEDWARR
Recvd: 03/24/17 13:03 2 pgs
Fees:13.00 Taxes:875.98
20170324-0029023

Witness my/our hand(s) this the 21st DAY OF MARCH, 2017.

Sarah Ekstrom

Joseph Rebeiro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of March, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of March, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212