BILL GARRETT, Davidson County
Trans:T20170068404 DEEDQC
Recvd: 08/08/17 11:16 2 pgs
Fees:12.00 Taxes:0.00
20170808-0081071

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
J. Guadalupe Martinez	3849 Sam Bonney Dr	133-15-0-025.00
Elmar Martinez Ramirez	(same)	Map
	Nashville TN 37211	Parcel

This instrument prepared by: Waller Law

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

CLAUDIA P HILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2017

Claudia P. Hile
NOTARY PUBLIC
My Commission Expires: 3/10/2019

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Elfego Martinez, ("Grantor"), by these presents, does hereby quitclaim and convey unto J. Guadalupe Martinez & Elmar Martinez Ramirez, ("Grantee"), ✓ heirs and assigns, all ____ right, title and interest, in and to the following described land in Davidson County, Tennessee:

See attached Exhibit A

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of August 2017.

CLAUDIA P HILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Elfego Martinez

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 Elfego Martinez, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this the 8th day of August, 2017.

Claudia P. Hile
NOTARY PUBLIC

My Commission Expires: 3/10/2019

Exhibit A

WARRANTY DEED

LARGE
ATSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF November, 2000

Patsi B. Neagle
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elfego Martinez (NAME)	Franklin American Mtg Co. (NAME)	MAP 133-15,
3849 Sam Boney Drive (ADDRESS)	501 Corporate Center Dr., #410 (ADDRESS)	PARCEL 25.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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, WE, William O. Sims and wife, Juanita Beavers Sims

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

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 Lot No. 1A on the Plan of Paragon Hills, as of record in Book 3300, Page 100, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Juanita Beavers Sims, by will of record in Book 5852, Page 917, Register's Office for Davidson County, Tennessee. Subsequently, Juanita Beavers Sims, having conveyed her interest to William O. Sims and wife, Juanita Beavers Sims, to establish a tenancy by the entirety by Quitclaim deed of record in Book 5937, Page 112, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 12/22/00 14:01 2pgs
Fees:11.00 Taxes:388.50

20001222-0125780

unimproved ( )
This is improved (X) property, known as 3849 Sam Boney Drive, Nashville, TN 37211
(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 our hand s this 1st day of November, 2000

William O. Sims

William O. Sims

Juanita Beavers Sims

Juanita Beavers Sims