Bill Garrett Davidson County
Batch# 504 DEEDWARR
09/13/2017 10:22:47 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20170913-0093491

WARRANTY DEED

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 30th DAY OF August 2017

Notary Public

MY COMMISSION EXPIRES: 1-24-21
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Stamper, Jr and Amber Spencer	Same	72-4-2.00
1344 Stratford Avenue		
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(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, *Justo Robles and wife Melania Robles*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO *Jeffrey Stamper, Jr and Amber Spencer, husband and wife.*

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:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 201 AND 202 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY THERE OF MADE MARCH 7, 1951, BY Z. J. WILKINSON, SURVEYOR AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE SOUTHWESTERLY MARGIN OF STRATFORD AVENUE, SAID PIN BEING SOUTH 51 DEG. 10' EAST 200 FEET FROM AN IRON PIN AT THE INTERSECTION OF THE MARGIN OF STRATFORD AVENUE AND THE SOUTH MARGIN OF KENNEDY AVENUE; THENCE WITH THE MARGIN OF STRATFORD AVENUE, SOUTHEASTERLY, ALONG A SLIGHT CURVE, 114 FEET TO A POST IN AN OLD FENCE AND TREE ROW, IN THE NORTHWESTERY MARGIN OF AN ABANDONED ROAD; THENCE WITH SAID OLD FENCE AND TREE ROW, SOUTH 57 DEG. WEST 133 FEET TO AN IRON PIN; THENCE NORTH 84 DEG. 20' WEST 100 FEET TO AN IRON PIN; THENCE NORTH 42 DEG. 15' EAST 189 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

TRACT 2: BEING PARTS OF LOTS NOS. 201, 202, 203 ON THE PLAN OF INGLEWOOD, AS OF RECORD IN BOOK 332, PAGE 101, REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON SURVEYOR, NOVEMBER 18, 1960, AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY MARGIN OF STRATFORD AVENUE AT THE NORTHEAST CORNER OF THAT PART OF SAID LOT NO. 201, CONVEYED TO CHARLES M. LANKFORD, ET AL, BY DEED FROM ADVISORY BOARD, TENNESSEE DISTRICT, CHURCH OF THE NAZARENE, OF RECORD IN BOOK 1968, PAGE 307, SAID REGISTER'S OFFICE; THENCE WITH SAID LANKFORD'S ET AL, NORTHWESTERN BOUNDARY LINE SOUTH 42° 15' WEST 150 FEET; THENCE NORTH 51° 10' WEST 30 FEET; THENCE NORTH 42° 15' EAST 150 FEET TO THE SOUTHWESTERLY MARGIN OF SAID AVENUE; THENCE WITH SAME SOUTH 51° 10' EAST 30 FEET TO THE BEGINNING.

TRACT 3 PROPERTY ABANDONED TO JOHN FREEMAN LOWERY AND WIFE, EVELYN A. LOWERY BY THE METROPOLITAN GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY, TENNESSEE BY ORDINANCE - 0791463 ON AUGUST 8, 1979. THIS IS UNIMPROVED PROPERTY KNOWN AS PART OF THE ABANDONED RIGHT-A-WAY OF GREENFILED AVENUE, NASHVILLE, TENNESSEE 37214. LESS AND EXCEPT LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF GREENFIELD AVENUE (ABANDONED) WITH GREENFIELD AVENUE RIGHT-A-WAY BEING 25 FEET IN WIDTH WITH ONE-HALF, 12.5 FEET, BEING ABANDONED TO EACH ADJOINING PROPERTY. BEGINNING AT A POINT IN THE SOUTHWESTERY MARGIN OF STRATFORD AVENUE AND THE CENTER OF THE GREENFIELD AVENUE (ABANDONED) RIGHT-A-WAY; THENCE WITH THE CENTER OF THE GREENFIELD AVENUE (ABANDONED) RIGHT-A-WAY IN THE SOUTHWESTERLY LINE 176 FEET TO A POINT IN THE CENTER OF THE GREENFIELD AVENUE (ABANDONED) RIGHT-A-WAY; THENCE 90 DEGREES FROM SAID POINT IN CENTER OF RIGHT-A-WAY 7 FEET NORTHWESTERLY TO A POINT; THENCE 90 DEGREES 176 FEET NORTHEASTERLY AND PARALLEL WITH THE CENTER OF THE GREENFIELD AVENUE (ABANDONED) RIGHT-A-WAY TO A POINT IN THE SOUTHWESTERLY MARGIN OF STRATFORD AVENUE; THENCE 7 FEET SOUTHEASTERLY WITH THE MARGIN OF STRATFORD AVENUE TO THE POINT OF BEGINNING.

Being the same property conveyed to Justo Robles and wife Melania Robles by Warranty Deed from John Freeman Lowery dated 9/27/07 and filed for record on 10/02/07 of record in Book 200710020116855, said Register's Office for said County.

This instrument is executed on behalf of Melania Robles by her lawful Attorney-in-Fact, Justo Robles pursuant to the authority vested in him by instrument filed for record in Instrument No. 20170913-0093491, Register's Office, Davidson County, Tennessee.

This is: Unimproved ( )
Improved (x) Property, known as 1344 Stratford Avenue, Nashville, TN 37216
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 30th day of August, 2017.

Justo Robles

Melania Robles
By: Justo Robles, Attorney-in-Fact
By: Justo Robles, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Justo Robles** 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 this 7th day of September, 2017.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

On this the 30th day of August, 2017, before me personally appeared Justo Robles to me known to be the person who executed the foregoing instrument in behalf of Melania Robles as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Melania Robles.

Witness my hand and official seal at Hendersonville, Tennessee, this the 30th day of August, 2017.

My commission expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY