WARRANTY DEED

Bill Garrett
Batch# 119334
07/23/2018 02:40:39 PM
Fees: $13.00 Taxes: $721.50

Davidson County
DEEDWARR
2 pgs

20180723-0071636

B-KW-18-16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Travis Todd	**Mortgage Investors Group**	
(NAME) **5907 Cross Pointe Lane**	(NAME) **8320 East Walker Springs Lane**	**119-06-0-278.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Knoxville, TN 37923**	
(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, **SELVYN N. AMAYA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS TODD,** 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. 36 on the Plan of Section One, Rosewood Estates of record in Plat Book 4955, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ana Miramontes and Luis A. Fuentes by Warranty deed from Johnnie Edward Webb, Jr., married and Deborah L. Adams, married of record in Book 11699, Page 934 Register's Office for Davidson County, Tennessee, dated October 08, 1999 and recorded on October 12, 1999.

Being the same property conveyed to Leon Sharber, Trustee by Quitclaim Deed from Ana Miramontes and Luis A. Fuentes of record in Instrument No. 20011127-0129042, Register's Office for Davidson County, Tennessee, dated November 15, 2001 and recorded on November 27, 2001 and within the same deed the said Leon Sharber, Trustee conveyed his interest in the subject property to Ana Miramontes and husband, Jose F. Molina.

Being the same property conveyed to Selvyn N. Amaya by Warranty deed from Ana Miramontes (now known as Ana Lourdes Molina) and husband, Jose F. Molina of record in Instrument No. 20171031-0111351 Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 31, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 29, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5110, Page 595, Book 5176, Page 649 and Book 5264, Page 398, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **16 Peachtree 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 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.

Witness my/our hand(s) this the 18th DAY OF JULY, 2018.

Selvyn N. Amaya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SELVYN N. AMAYA, 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 18th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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