WARRANTY DEED

Karen Johnson Davidson County
Batch# 254435 DEEDWARR
07/10/2019 11:14:16 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20190710-0067145

R-PR-19-01700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2019.

CATHEY STEVENS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Notary Public

MY COMMISSION EXPIRES: 5-17-2021 (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)
Nadia Fernanda Avila and Julian A Avila Munoz	Primelending, A Plainscapital Company	
(NAME)	(NAME)	
1700 14th Avenue N	18111 Preston Road, Suite 900	**081-11-0-432.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Dallas, TX 75252	
(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, **BRIANNA NIGHTINGALE, UNMARRIED AND ASHLEY GIBSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NADIA FERNANDA AVILA AND JULIAN A AVILA MUNOZ, WIFE AND HUSBAND,** 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 the South 40 feet of the Southwesterly 88 feet of Lot No. 198 on the plan of McGavock, Wetmore's and Others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot No. 198 fronts 40 feet on the Easterly side of 14th Avenue, North and runs back between parallel lines, with the Northerly margin of Wheeless Street, 118 feet more or less, to a dead line in the rear.

Being the same property conveyed to Brianna Nightingale, unmarried and Ashley Gibson, unmarried, tenants in common with right of survivorship by Warranty deed from Nick Dorroll, married of record in Instrument No. 20150424-0036857 Register's Office for Davidson County, Tennessee, dated April 21, 2015 and recorded on April 24, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2490, Page 437, in the 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: **1700 14th Avenue N, Nashville, Tennessee 37208**.

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 8th DAY OF JULY, 2019.

Brianna Nightingale

Ashley Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIANNA NIGHTINGALE, 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 8th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY GIBSON, 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 8th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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