Karen Johnson Davidson County
Batch# 318076 DEEDWARR
11/21/2019 09:09:37 AM 2 pgs
Fees: $13.00 Taxes: $667.85
20191121-0120270

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,500.00.

Affiant

Subscribed and sworn to before me this 13th day of November, 2019.

Notary Public
My Commission Expires: 3/13/22

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2019-258

Address of New Owner:	Send Tax Bills to:	Tax Information:
Flavio Martinez and Rosalia Ramirez	New Owners	
247 Willow Lane		148-01-0-054.00
Nashville, TN, 37211		

WARRANTY DEED

For and in 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

Elite Property Restoration, LLC,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Flavio Martinez and Rosalia Ramirez, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, 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 Anita Himber and husband, Robert Himber by Warranty deed from Evelyn M. Hodge, Trustee, Evelyn M. Hodge Trust, UAD April 25, 1995 of record in Instrument No. 20050120-0006965 Register's Office for Davidson County, Tennessee, dated December 30, 2004 and recorded on January 20, 2005.

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

This is improved property located at **247 Willow Lane, Nashville, TN 37211.**

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 hands this 13th day of November, 2019.

Elite Property Restoration, LLC

By: Boris Orsulic, Sole Member

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 Boris Orsulic, 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, and who further acknowledged that he is the Sole Member of Elite Property Restoration, LLC, a Tennessee limited liability company, and that he is authorized by Elite Property Restoration, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 2019.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY