WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,350.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of May, 2011. Notary Public MY COMMISSION EXPIRES: 8-20-14 (AFFIX SEAL)

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

MELISSA BUTOMO-TURECKI
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie R. Goepfert	Avenue Bank	09615006400
(NAME)	(NAME)	
3106 Laurel Forest Drive	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Katherine Carabajal, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Billie R. Goepfert**, 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. 61, Section 3, on the Plan of Hickory Bend, Section III, of record in Book 3600, page 42, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katherine Carabajal by Warranty Deed from William M. Barrick and wife, Deborah Barrick, dated November 8, 2005 and filed of record in Instrument Number 20051116-0138338, Register's Office of Davidson County, Tennessee.

Julio David Carabajal, spouse of Katherine Carabajal, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3106 Laurel Forest Drive, Nashville, TN 37214

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110033087 DEEDWARR
Recvd: 06/03/11 09:19 2 pgs
Fees:13.00 Taxes:423.10
20110603-0042459

KC TC

Witness our hands this **19th** day of **May, 2011**

Katherine Carabajal

Julio David Carabajal
By: Katherine Carabajal, his Attorney in Fact

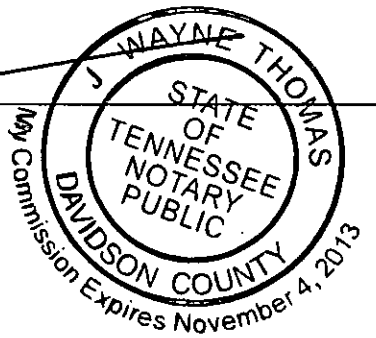
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Katherine Carabajal**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **May, 2011.**

Notary Public

My commission expires: _____



STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of May, 2011, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Katherine Carabajal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Julio David Carabajal, and who acknowledged that he executed the same as the free act and deed of Julio David Carabajal.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2011

My Commission Expires:
_____

Notary Public

