Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

Santos Romero
Affiant

Subscribed and sworn to before me, this 27 day of January, 2012.

Notary Public
My commission expires: 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

06-1201-74512

Address of New Owner:	Send Tax Bills to:	Tax Information
Santos Romero 723 Elissa Dr. Nashville TN 37217	New Owner	107-005-0-039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ira D. Degges and Vonnie Faye Degges, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Santos Romero, hereinafter called the Grantees, their successors 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. 113, on the Plan of Bel-Air, Section Two, of record in Plat Book 2900, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ira D. Degges and Vonnie Faye Degges by deed from David H. Heffington and Nancy W. Heffington, dated September 2, 1994, recorded September 7, 1994, of record in Book 9458, Page 554, Register's Office for Davidson County, Tennessee. Ira D. Degges is one and the same person as Ira Donald Degges.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 723 Elissa Dr., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20120007345 DEEDWARR
Recvd: 01/31/12 10:56 2 pgs
Fees:13.00 Taxes:151.70
20120131-0008686

WITNESS my hand this 27 day of January, 2014.

Ira D. Degges by Paul Donald Degges his Attorney in fact
Ira D. Degges, by Paul Donald Degges, his Attorney-In-Fact

Vonnie Faye Degges by Paul Donald Degges her Attorney in fact
Vonnie Faye Degges, by Paul Donald Degges, her Attorneys-In-Fact

Ira D Degges by Karen Elizabeth Degges his attorneys-in-fact
Ira D. Degges, by Karen Elizabeth Degges, his Attorneys-In-Fact

Vonnie Faye Degges by Karen Elizabeth Degges, her attorneys-in-fact
Vonnie Faye Degges, by Karen Elizabeth Degges, her Attorneys-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul Donald Degges and Karen Elizabeth Degges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorneys-in-fact for Ira D. Degges and Vonnie Fay Degges, and that they are authorized by Ira D. Degges and Vonnie Fay Degges to execute this instrument on their behalf.

Witness my hand in Mt. Juliet, TN, this 27 day of January, 2012.

Notary Public

My Commission expires: 12-27-15

