Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater is $312,000.00.

Affiant

Subscribed and sworn before me this the 10th day of September, 2012.

Notary Public
My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Douglas Alan Winnett 1623 Gordon Petty Drive. Brentwood, TN 37027	NEW OWNER	115-5-36

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JORGE H. CAPDEVILA AND ANTONIETA CAPDEVILA, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DOUGLAS ALAN WINNETT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of West Meade Estates, Section 2, as of record in Book 2900, page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 130 feet on the southerly side of Brownlee Drive and extends back 460 feet on the easterly line and 515 feet on the westerly line to a dead line measuring 121.43 feet thereon.

Being the same property conveyed to Jorge H. Capdevilla, and wife, Antonieta Capdevila by deed from Larry Gurley, and wife, Christine Gurley, dated September 2, 1986 of record in Book 6969, page 929, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6549 Brownlee Dr, Nashville, TN 37205.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 7th day of September, 2012.

Jorge H. Capdevila by Cristian Maturana Capdevila his attorney-in-fact
Jorge H. Capdevila
By: **Cristian Maturana Capdevila As His Attorney In Fact**

Antonieta Capdevila by Cristian Maturana Capdevila her attorney-in-fact
Antonieta Capdevila
By: **Cristian Maturana Capdevila As Her Attorney In Fact**

BILL GARRETT, Davidson County
Trans:T20120068100 DEEDWARR
Recvd: 09/11/12 12:31 2 pgs
Fees:13.00 Taxes:1154.40
20120911-0082347

STATE OF Tennessee

COUNTY OF Davidson

On this 7th day of September, 2012, before me, the undersigned Notary Public in and for said County and State, personally appeared **Cristian Maturana Capdevila** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jorge H. Capdevila, by Power of Attorney dated 8/17/12, _____, and who acknowledged that he executed the same as the free act and deed of Jorge H. Capdevila.

Witness my hand and official seal this 7th day of September, 2012.

My Commission Expires:

11/7/12

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On this 7th day of September, 2012, before me, the undersigned Notary Public in and for said County and State, personally appeared **Cristian Maturana Capdevila** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Antonieta Capdevila, by Power of Attorney dated 8/17/12, _____, and who acknowledged that he executed the same as the free act and deed of Antonieta Capdevila.

Witness my hand and official seal this 7th day of September, 2012.

My Commission Expires:

11/7/12

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY