File Box 8

ADDRESS NEW OWNER:
Marcel R. Estopinal
Wendy B. Estopinal
1619 South Observatory Drive
Nashville, TN 37215

SEND TAX BILL TO:
Magna Bank
6525 Quail Hollow Rd.
Ste 513
Memphis TN 38120
MAP & PARCEL NOS.:
117-15-0 93

BILL GARRETT, Davidson County
Trans:T20130025960 DEEDWARR
Recvd: 04/01/13 14:06 2 pgs
Fees:13.00 Taxes:1424.50
20130401-0031594

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles T. Simons, Jr. and Elizabeth L. Simons, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Marcel R. Estopinal and Wendy B. Estopinal, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section 1, Green Hills Subdivision, of record in Book 547, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles T. Simons, Jr., and wife, Elizabeth L. Simons, from Janice R. Hoover, unmarried, by Warranty Deed recorded on October 6, 1992, in Book 8750, Page 448, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1619 South Observatory Drive, Nashville, TN 37215.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, said taxes being prorated and payment of same being assumed by the Grantees;(2) All matters appearing on the Plan of record in Book 547, Page 128, Register's Office for Davidson County, Tennessee;(3) Sanitary Sewer Easement in Book 4001, Page 184, said Register's Office.

Property conveyed "AS IS."

CTS Ed8

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of March, 2013.

Charles T. Simons, Jr.

Elizabeth L. Simons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles T. Simons, Jr. and Elizabeth L. Simons, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **27th** day of **March 2013.**

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-6-2013

My Commission Expires MAY 6, 2013

File No. 1303-036

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $385,000.00.

Affiant

Subscribed and sworn before me this 27th day of March, 2013.

Notary Public
My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015