WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:

11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Carolina Lopez, married	SunTrust Mortgage, Inc.	03314009800
	(NAME)	
307 Green Acres Drive	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37072	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Vivian C. Fox, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carolina Lopez, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 113 ON THE PLAN OF PLEASANT HILL ADDITION, AS OF RECORD IN BOOK 3300, PAGE 7, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RODNEY L. FOX AND WIFE, VIVIAN C. FOX BY WARRANTY DEED FROM M.M. CUNNIFF AND W.C. ALLEN OF RECORD IN BOOK 3644, PAGE 543, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RODNEY L. FOX HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

PATRICIA A. WATTS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF VIVIAN C. FOX, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO 20130502-0043999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 307 Green Acres Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 30th day of April, 2013.

BILL GARRETT, Davidson County
Trans:T20130036313 DEEDWARR
Recvd: 05/02/13 09:06 2 pgs
Fees:13.00 Taxes:555.00

20130502-0044000

WARRANTY DEED
(Continued)

Vivian C. Fox
Vivian C. Fox

By: Patricia A. Watts, atty in fact
Patricia A. Watts, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 30th day of April, 2013, before me personally appeared Patricia A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vivian C. Fox and acknowledged that such person executed the same as the free act and deed of Vivian C. Fox.

Mary Birthright
Notary Public

My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072