BILL GARRETT, Davidson County
Trans:T20130052162 DEEDWARR
Recvd: 06/20/13 10:52 2 pgs
Fees:13.00 Taxes:473.23
20130620-0063242

This instrument prepared by Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of May, 2013, by and between Beth Ashley, unmarried, party of the first part, and Elias Estrada and Alena Estrada, a married couple, party of the second part.

**Being one and the same as Beth Ashley Ellison

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot NO. 228 on the Plan of Larchwood, Section 2, as of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Beth Ashley Ellison by virtue of that certain Warranty Deed dated May 23, 1996, at Book 10061, Page 418 in the Register's Office of Davidson County, Tennessee. Beth Ashley Ellison has since divorced and now goes by her maiden name of Beth Ashley.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Beth Ashley by Wendi McConnell Attorney In Fact

Beth Ashley, by Wendi McConnell Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Wendi McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Beth Ashley and acknowledged that she executed the same as the free act and deed of the said Beth Ashley.

WITNESS my hand and official seal at office this 31st day of May, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Elias Estrada and Alena Estrada
3321 White Pine Dr.
Nashville, TN 37214

Tax Parcel No - 108080070 00

Property Address: 3321 White Pine Drive
Nashville, TN 37214

MAIL TAX
BILLS TO: New Owner

Firm File #: 20130522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $127,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of May, 2013.

Notary Public

My Commission Expires: 2/16/14

JANE GRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY