NEW OWNER:

Diego J. Abundes Ortega
Florencio Abundes Cuevas
4437 Winton Dr.
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1043

Map/Parcel: 163 02-0 054.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130096621 DEEDWARR
Recvd: 11/13/13 10:07 2 pgs
Fees:13.00 Taxes:440.30
20131113-0117124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Nineteen Thousand and 00/100 Dollars ($119,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AIAD M. AIAD and WAFAA K. MICHAEL, husband and wife,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DIEGO J. ABUNDES ORTEGA and FLORENCIO ABUNDES CUEVAS** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Hickory Highland Place, Section Two, Phase One, of record in Instrument Nos. 199912230306510 and 199912230306511, Register's Office for Davidson County, Tennessee. Reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Aiad M. Aiad and Wafaa K. Michael, husband and wife by Special Warranty Deed from Union Planters Bank, N.A., recorded on the 19th day of April, 2005 in Instrument No. 20050419-0043406, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property know as: 4437 Winton Drive, Anitoch, TN, 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before November 8, 2013 at 9:00am.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4th day of **November, 2013**.

AIAD M. AIAD

WAFAA K. MICHAEL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, AIAD M. AIAD AND WAFAA K. MICHAEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 4th day of **November, 2013**.

NOTARY PUBLIC

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ **119,000.00** .

AFFIANT

Sworn to and subscribed to before me 5th day of **November, 2013**.

NOTARY PUBLIC

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My commission expires: SEP 2 0 2016