BILL GARRETT, Davidson County
Trans:T20140022233 DEEDWARR
Recvd: 04/02/14 14:10 2 pgs
Fees:13.00 Taxes:416.25
20140402-0027455

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

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2014, by and between Addison Souvanarath, Unmarried, party of the first part, and Carlos M~~[illegible]~~ Hernandez and Raquel Diaz Arteaga, Husband and Wife,party of the second part.

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:

Being Lot No. 43 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, Pages 149 and 150, Register's Office for said County.

Said Lot No. 43 fronts 67 feet on the northwesterly side of Citrus Drive and extends back 140 feet on the northeasterly line and 134 feet on the southwesterly line, to a dead line which is a broken line measuring 86.5 feet thereon.

Being all or part of the same property conveyed to Addison Souvannarath by virtue of that certain Warranty Deed dated December 16, 2013, at Instrument No. 20131220-0128699 in the Register's Office of Davidson County, Tennessee.

Being previously conveyed to Dorris R.Guy and Marion Evelyn Guy, by virtue of that certain Warranty Deed dated October 13, 2061, at Book 3285, Page 457 in the Register's Office of Davidson County, Tennessee. Dorris R. Guy has since died, February, 1993.

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 2014 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.

Addison Souvanarath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Addison Souvanarath and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2014.

Notary Public

My Commission Expires _____

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Owner & Address: Carlos M. Hernandez and Raquel Diaz Arteaga
4819 Citrus Dr.
Nashville TN 37211

Tax Parcel No 13316009800

Property Address: 4819 Citrus Dr
Nashville, TN 37211

MAIL TAX BILLS TO: SWBC Mortgage Corp.
9311 San Pedro, Suite 100
San Antonio, TX 78216

Firm File #: 20140136

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 $112,500.00 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 March, 2014.

Notary Public

My Commission Expires

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016