THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 1 & 3 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 2014 Notary Public MY COMMISSION EXPIRES: 2.8.16 (AFFIX SEAL)

CARLA S. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gisela V. Arteaga-Romero	First Bank	MAP
3615 Sanford Avenue	3500 Blue Lake DR	PARCEL 133-06-0-060.00
Nashville, TN 37211	Suite 325 Birmingham AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dolly Parton Dean, Trustee of the D.P. Dean Trust dated February 24, 1997,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gisela V. Arteaga-Romero, an unmarried woman,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of D. M. Mincy's Addition to Flatrock, being a Subdivision of the land conveyed to D. M. Mincy by C & M Chancery Court, of record in Plat Book 547, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dolly Parton Dean, Trustee of the D. P. Dean Trust, dated February 24, 1997 by Warranty Deed from Sheena Rauhoff, married of record in Instrument No. 20140129-0008076 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 29, 2014.

FURTHER BEING the same property previously conveyed to Sheena Rauhoff, married by Quitclaim Deed from Marvin C. Rauhuff and Deborah B. Rauhuff, husband and wife of record in Instrument No. 20140116-0004327 Register's Office for Davidson County, Tennessee, dated November 4, 2013 and recorded on January 16, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3615 Sanford Avenue, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20140041376 DEEDWARR
Recvd: 06/12/14 08:30 2 pgs
Fees:13.00 Taxes:555.00
20140612-0051114

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 6th hand( ) this the 6th day of June, 2014.

Dolly Parton Dean, Trustee of the D.P. Dean Trust, dated February 24, 1997

By: Todd Gelfand, Successor Trustee by Timothy Rauhoff Agent and Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of June, 2014.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Rauhoff, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Todd Gelfand, Successor Trustee of The D.P. Dean Trust dated February 24, 1997 , as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 6th day of June, 2014.

My Commission expires 10/18/16

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY