BILL GARRETT, Davidson County
Trans:T20140069290 DEEDWARR
Recvd: 09/16/14 15:44 2 pgs
Fees:13.00 Taxes:469.90
20140916-0084978

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 40737

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND AND 00/100 ($127,000.00) DOLLARS, cash in hand paid by MARIANELA ESPINOZA, receipt of which is hereby acknowledged, I, STACEY GLUCK TALTON (formerly known as STACEY GLUCK), have bargained and sold, and by these presents do transfer and convey unto the said MARIANELA ESPINOZA, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Hunters Branch, Section Two-A, of record in Plat Book 6250, Page 819 and as amended in Book 6815, Page 77, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Stacey Gluck by deed from Solomon Kafoure and wife, Katherine Kafoure, dated April 18, 2012 and of record at Instrument No. 20120423-0034233, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Collinwood Corner.
>
> This conveyance is subject to all matters as shown on plat of record in Plat Book 6250, Page 819 and amended in Book 6815, Page 77, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions of record in Book 6601, Page 7, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to terms and provisions of By-Laws of record in Book 6632, Page 429, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MARIANELA ESPINOZA, her heirs and assigns, forever. And I do covenant with the said MARIANELA ESPINOZA, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2014 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said MARIANELA ESPINOZA, her heirs and assigns, against the lawful claims of all persons whomsoever.

STACEY GLUCK TALTON (formerly known as STACEY GLUCK) acknowledges that she is married to BRANNON TALTON and they their residence is not located on the property being conveyed. The said BRANNON TALTON does not have any homestead interest in the property being conveyed.

WITNESS MY HAND, on this 11th day of September, 2014.

STACEY GLUCK

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, STACEY GLUCK, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 11th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $127,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 11th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

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Tax Map 172080A11900CO ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. MARIANELA ESPINOZA
209 Collinwood Corner
Antioch, TN 37013