BILL GARRETT, Davidson County
Trans:T20140092256 DEEDWARR
Recvd: 12/10/14 09:26 3 pgs
Fees:18.00 Taxes:1898.10
20141210-0112960

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14517

Send Tax Bills To:
New Owner

New Owner is:
Stephen A. Wilburn and Phyllis M. Wilburn, Trustees
6327 Chickering Woods Drive
Nashville, TN 37215

MAP: 158-09-0A

PARCEL: 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Julio F. Lara and wife, Ursula L. Llabres**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stephen A. Wilburn and Phyllis M. Wilburn, Trustees of the Wilburn Family Trust dated 10/30/92,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 6327 Chickering Woods Drive, Nashville, TN 37215

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 9-A of Chickering Woods horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 6250, Page 380 and further set out as Exhibit "D" to the Master Deed of record in Book 6521, Page 647, as amended in Book 6912, Page 132 and Book 11395, Page 823, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Julio F. Lara and wife, Ursula L. Llabres by Warranty Deed from Cathlin E. Vinett, an unmarried woman, dated 11/20/08 and recorded 12/2/08 in Instrument Number 20081202-0116758, Register's Office for Davidson County, Tennessee.

JFL ULL by JFL POA
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21 day of November, 2014.

GRANTOR:

Julio F. Lara

Ursula L. Llabres by Julio Lara

Ursula L. Llabres by Julio F. Lara
Her Attorney in Fact Attorney in Fact.

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Julio F. Lara**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he holds a valid power of attorney executed by **Ursula L. Llabres,** and acting under such power of attorney he executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20141210-0112959 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 21st day of November, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Julio F. Lara**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of November, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $513,000.00.

Affiant

SWORN TO and subscribed before me this 21 day of November, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: _____