THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140096548 DEEDWARR
Recvd: 12/26/14 14:03 2 pgs
Fees:13.00 Taxes:81.40
20141226-0118033

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alfredo Carrasco Gamboa 812 East 21st Street Hopkinsville, KY 42240	Same as New Owner	080 08 0 243.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Delma J. Thompson**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Alfredo Carrasco Gamboa**, hereinafter called the Grantee, his successors and assigns, all of my right, title, and interest, being specifically my One-Half interest only, in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 69 on the Plan of Bordeaux Hills, Section 4 of record in Plat Book 3600, page 49, in the Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 69 fronts 60 feet on the westerly side of Mexico Drive and extends back 171.65 feet on the northerly line and 179.95 feet on the southerly line to a broken line in the rear, measuring 61.43 feet thereon.

Being the same property conveyed to Delma J. Thompson and Jizel A. Carrasco, both unmarried, by Warranty Deed from Larry I. Hatcher of record on 11/08/2012 at Instrument No. 20121108-0103066, Davidson County Register of Deeds.

Jizel A. Carrasco conveyed her one-half interest in the above said property to the same Alfredo Carrasco-Gamboa by Quitclaim Deed of record immediately before this instrument, which is of

record at Instrument No. 20141226-0118032, Davidson County Register of Deeds.

This is improved property known as **3229 Mexico Drive, Nashville, TN 37218**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand, this 29 day of **December, 2014**:

Delma J. Thompson
Delma J. Thompson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 23rd day of **December, 2014**.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$22,000.00**:

Alfredo Carrasco Jr.
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS.THIS 23rd DAY OF **December, 2014**:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18