BILL GARRETT, Davidson County
Trans:T20150000689 DEEDWARR
Recvd: 01/05/15 13:26 2 pgs
Fees:13.00 Taxes:505.05
20150105-0000842

Fearnley, Martin & McDonald, PLLC

This instrument prepared by & return to:

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of January, 2015, by and between Charles Hornes, unmarried, party of the first part, and Jose I Tamayo, and Leonela Tamayo, 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:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Calumet Phase 3 of record in Plat Book 9700, Page 13, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Charles Hornes by virtue of that certain Warranty Deed dated November 29, 2001, at Instrument No. 20011211-0136595 in the Register's Office of Davidson County, Tennessee.

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 2015Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 7566, Page 664, Book 9751, Page 92, Book 11356, Page 224, and Book 9700, Page 13 all being 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.

Charles Hornes

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charles Hornes, 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 2nd day of January, 2015.

Notary Public

My Commission Expires: 03/16/15

FRANK M. BRENNAN
MY COMMISSION # EE 074681
EXPIRES: March 16, 2015
Bonded Thru Budget Notary Services

Property Owner & Address: Jose I Tamayo

Tax Parcel No 150140A05800CO

Property Address: 3929 Calumet Dr
Antioch, TN 37013

MAIL TAX BILLS TO: Pinnacle Bank
150 Third Avenue South Suite 900
Nashville TN 37201

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 $136,500.00 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 2nd day of January, 2015.

Notary Public

My Commission Expires:

GREG BETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017