WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150026413 DEEDWARR
Recvd: 04/09/15 09:41 2 pgs
Fees:13.00 Taxes:828.80
20150409-0031166

G-VRES-15-7476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frank Zelaya	**Prime Lending, A Plains Capital Company**	
(NAME)	(NAME)	
7476 Highway 70S	**18111 Preston Road**	**142-02-0-004.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Dallas, TX 75252**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KATHY MARCH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FRANK ZELAYA, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 4 on the Plan of Cross Timbers, Section 1, of record in Plat Book 3700, Page 37, 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 Kathy March, an unmarried person by Warranty Deed from Tony L. Johnston and wife, Misty Johnston, of record in Instrument No. 20080414-0037571, Register's Office for Davidson County, Tennessee, dated April 10, 2008 and recorded on April 14, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 37, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3949, Page 258, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7476 Highway 70S , Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF APRIL, 2015.

Kathy March

STATE OF FLA.
COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY MARCH, the within named 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 the 3rd of April, 2015.

Clare Cullen
Notary Public
My Commission Expires: 6/5/15
(SEAL)

CLARE CULLEN
Commission # EE 095986
Expires June 5, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212