When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155697

BILL GARRETT, Davidson County
Trans:T20150032802 DEEDWARR
Recvd: 04/30/15 11:06 2 pgs
Fees:13.00 Taxes:492.10
20150430-0038715

WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Rachelle Caudill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2015.

NOTARY PUBLIC

My commission expires: 4/17/16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johel Maza 4305 Falling Leaf Nashville, TN, 37027	Magna Bank 6525 Quail Hollow Rd. Suite 300 Memphis, TN 38120	032-13-0-056.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Three Thousand and 00/100 Dollars ($133,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TROY DUANE GRAY AND WIFE, EVA ESTRADA GRAY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOHEL ANTONIE MAZA AND AMIE J. MAZA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of TIMBERTRAIL SUBDIVISION, SECTION 4, of record in Book 5200, Page 634, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Troy Duane Gray and wife, Eva Estrada Gray, by Warranty Deed from Jim Sweeney Construction, dated March 7, 1988 and recorded March 14, 1988, of record in Book 7490, Page 849, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 4305 Falling Leaf Lane, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of April, 2015.

TROY DUANE GRAY

EVA ESTRADA GRAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Troy Duane Gray and wife, Eva Estrada Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of April, 2015.



Notary Public

Printed Notary Name

My commission expires: 5/8/2018