ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Lesly Maritza Zelaya Bonilla 4808 Barclay Square Drive Antioch, TN 37013	New Owner	Map and Parcel 14816007200
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 26b #14956		

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 are hereby acknowledged, Mitchell Whitson, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Lesly Maritza Zelaya Bonilla, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Hugh Hicks Subdivision of record in Plat Book 8250, Page 945, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Mitchell Whitson, unmarried by Warranty Deed from Jack N. Foster and wife, Jeanne T. Foster, recorded on the 5th day of August, 2011 in Instrument No. 20110805-0060501, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
1. Taxes for the year 2015 and subsequent years for Davidson County.
2. Any and all matters shown on the plat of Plat Book 8250, page 945, said Register's Office for Davidson county, Tennessee.
3. Notice of Disqualification of Future Federal Disaster Loan Assistance of record in Instrument Number 20100702-0052092, said Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants contained in Deed of Instrument Number 20131219-0128224, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20150032815 DEEDWARR
Recvd: 04/30/15 11:20 2 pgs
Fees: 13.00 Taxes: 259.00
20150430-0038726

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is 70,000.00.
(Lesly Zelaya)
(Affiant)
(Subscribed and sworn to before me)
(this 29th day of April, 2015. Lesly Maritza Zelaya Bonilla)
( )
( )
(Notary Public)
(My Commission Expires:_____)

CHRISTOPHER B. FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of April 24, 2015.

Mitchell Whitson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th day of April, 2015, before me the undersigned, personally appeared Mitchell Whitson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it for the purpose herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of April, 2015.

Notary Public

My Commission Expires:_____

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018