PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150053155 DEEDWARR
Recvd: 07/01/15 14:13 2 pgs
Fees:13.00 Taxes:416.25
20150701-0063788

W & I Ref: (DM) Title No.: 57166
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Yarisbet Navarro Vergara 293-295 Comroe Road Nashville, TN 37211	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 14801018500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tommye S. Thompson, unmarried, and Diane K. Mann, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Yarisbet Navarro Vergara** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Hillbrook, Section 6, of record in Book 4175, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tommye S. Thompson and Diane K. Mann by Warranty Deed from James L. Barton and wife, Julia E. Barton, dated November 29, 2004, recorded December 2, 2004 in Instrument No. 20041202-0143940, Register's Office for Davidson County, Tennessee.

David E. Mann, husband of Diane K. Mann, hereby joins in the execution of this instrument top convey his marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description; Restrictive Covenants of record in Book 4213, Page 155, said Register's Office.

This is improved property, known as 293 - 295 Comroe Road, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2015.

Tommye S. Thompson

Diane K. Mann

David E. Mann

State of Tennessee

County of Davidson

On this 30TH day of June, 2015, before me the undersigned authority, personally appeared Tommye S. Thompson and Diane K. Mann and David E. Mann, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $112,500.00.

Affiant

Sworn and subscribed before me this ____ day of June, 2015.

Notary

My Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018