WARRANTY DEED

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Oscar Duenas- Lopez	Oscar Duenas-Lopez	Parcel ID:
86 Vaden Drive	86 Vaden Drive	13304002100
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Annette Spitzer, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Oscar Duenas- Lopez and wife, Patricia Zamarron-Perez* and Oscar Duenas-Zamarron , unmarried**
hereinafter called the GRANTEES, their heirs and assigns, a 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. 141 on the Plan of Glencoe Acres, Section II, of record in Book 1835, Page 136, 137, and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 141 begins at a point on the northerly margin of Antioch Pike at the common corners of Lot Nos. 140 and 141; thence in a northerly direction along the line dividing said lots 142.0 feet to a point; thence in a westerly direction 134.0 feet to a point in the easterly margin of Vaden Drive; thence in a southerly direction along the easterly margin of Vaden Drive a distance of 114.0 feet to a point at the beginning of a curve; thence in a southeasterly direction around said curve a distance of 39.3 feet to a point in the northerly margin of Antioch Pike; thence in an easterly direction along the northerly margin of Antioch Pike a distance of 103.0 feet to the point of beginning.

BEING the same property conveyed to Fay Gene Spitzer and wife, Annette Spitzer by deed from Bettie S. Marinaro, of record in Instrument 20020318-0033613, dated March 14, 2002, Register's Office for said County. The said Fay Gene Spitzer died June 21, 2013.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 86 Vaden Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 9th day of July, 2015.

Annette Spitzer

*a 2/3 undivided interest
**a 1/3 undivided interest

BILL GARRETT, Davidson County
Trans:T20150056380 DEEDWARR
Recvd: 07/13/15 11:08 2 pgs
Fees:13.00 Taxes:407.00
20150713-0067724

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annette Spitzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.