WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/21/17
(AFFIX SEAL)

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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:
Chris Llewellyn	Finworth Mortgage, LLC	Parcel ID:
2011 Forrest Green Drive	2106 Crestmoor Road	07313021900
Nashville, TN 37216	Nashville, TN 37215	

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

Valarie Ann Ingram, f/k/a Valarie Ann Krubner, and husband, E. Brooks Ingram

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Chris Llewellyn and Gabriella Huerta, husband and wife as tenants by the entirety
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. 131, on the Plan of Section Three, Henderson Gardens, of record in Plat Book 3600, Page 27, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Valarie Ann Krubner, a single woman, by deed from Virginia G. Giles, unmarried, of record in Instrument 20090803-0072267, Register's Office for said County, dated July 31, 2009. The said Valarie Ann Krubner having since married and is now known as Valarie A. Ingram.

This conveyance is subject to Restrictive Covenants of record in Book 3646, Page 551, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 27, said Register's Office.

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 2011 Forrest Green Drive, Nashville, TN 37216

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 29th day of July, 2015.

Valarie Ann Ingram

E. Brooks Ingram

BILL GARRETT, Davidson County
Trans:T20150063752 DEEDWARR
Recvd: 08/03/15 15:07 2 pgs
Fees:13.00 Taxes:1017.50
20150803-0076627

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 Valarie A. Ingram and E. Brooks Ingram, 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 29th day of July, 2015.

My Commission Expires: 8/23/16

Notary Public

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