WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086314 DEEDWARR
Recvd: 10/09/15 12:11 2 pgs
Fees:13.00 Taxes:1128.50
20151009-0103174

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2015.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Frankie A. DeJesus **Elizabeth S. DeJesus**	**Farmington Mortgage, a division of CapStar Bank**	**Map 133-14-0 Parcel 020-00**
506 Elaine Drive	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37211	**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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joshua J. Sudbury and Chelsea B. Sudbury, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frankie A. DeJesus and Elizabeth S. DeJesus, husband and wife

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. 71 on the Plan of Abbay Hall, Section 1, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joshua J. Sudbury and Chelsea B. Sudbury, husband and wife, by Deed dated June 7, 2010 from James Bakken and Virginia Bakken, husband and wife, of record in Instrument No. 20100618-0047495, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel is subject to the following: 1) The Plan of record in Plat Book 2331, Page 18, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6010, Page 804, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year, which have been prorated and paid by the Grantor herein.

This is improved (__x__) Unimproved (____) property, known as **506 Elaine 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 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/our hand(s) this 7th day of **October, 2015.**

Joshua J. Sudbury

Chelsea B. Sudbury

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joshua J. Sudbury and Chelsea B. Sudbury,** the within named sellers, 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 official seal at Nashville, Tennessee, this 7th day of **October, 2015.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017