BILL GARRETT, Davidson County
Trans:T20150088197 DEEDWARR
Recvd: 10/16/15 10:10 2 pgs
Fees:13.00 Taxes:475.78
20151016-0105286

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1510349

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $128,590.00.

Affiant

Subscribed and sworn to before me, this 13th day of October, 2015.

Notary Public
My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5 2018

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Rosana Patricia Garro Espejo and Hector I. Arriaran Lopez	SWBC	16206021000
266 Ocala Drive	9311 San Pedro #100	
Nashville, TN 37211	San Antonio, TX 78216	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Shane Atkins, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Rosana Patricia Garro Espejo and Hector I. Arriaran Lopez, wife and husband, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 159 on the Plan of Fair Oaks, Section II, as of record in Plat Book 4460, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Shane Watkins by Warranty Deed from Patrick Roland Yarber, dated January 22, 2004, of record in Instrument No 20050829-0102939, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 266 Ocala 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of October, 2015.

Michael Shane Atkins

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 Michael Shane Atkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 13th day of October, 2015.

Notary Public at Large
My Commission Expires: 7.17.2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066