WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150091297 DEEDWARR
Recvd: 10/27/15 09:16 2 pgs
Fees: 13.00 Taxes: 814.00

20151027-0109063

STATE OF TN
COUNTY OF County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carlos Torres Lazo	Pinnacle Bank	173-15OA 144.00 CO
(NAME)	(NAME)	
157 Claybrook Lane	150 3rd Ave S, S-900	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Brian Wolfensperger and wife, Bridgette Wolfensperger, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos Torres Lazo and Monica Delgado Gonzalez, Tenants with right of survivorship and NOT as tenants in common 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. 67 ON THE PLAN OF FINAL PLAT OF MILL RUN SUBDIVISION, PHASE 1A (CLUSTER LOT DEVELOPMENT), OF RECORD IN PLAT INSTRUMENT NO. 20010608-0060668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF

BEING THE SAME PROPERTY CONVEYED TO BRIAN WOLFENSPERGER AND BRIDGETTE WILLIAMSON FROM THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB4, BY SPECIAL WARRANTY DEED, DATED FEBRUARY 24, 2010, OF RECORD IN INSTRUMENT NO. 20100405-0024899, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 157 Claybrook Lane Antioch TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this ___ day of _____, 2015.

Brian Wolfensperger

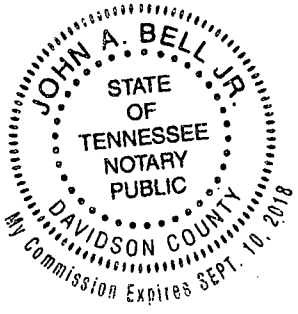
Bridgette Wolfensperger

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brian Wolfensperger Bridgette Wolfensperger with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of October, 2015.



Notary Public

My Commission Expires: _____