Davidson County DEEDWARR
Recvd: 10/29/15 09:25 2 pgs
Fees:13.00 Taxes:629.00
20151029-0109990

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of October, 2015, by and between Aurelio Torres Juarez, a single man, party of the first part, and Steven P McNeal, a single man, party of the second part.

WITNESS: That for and in consideration of one hundred, seventy thousand and no/100 Dollars ($170,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot NO. 20 on the Map of Patterson Gardens, as of record in Book 2083, Page 114, Register's Office, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Aurelio Torres Juarez by virtue of that certain Quit Claim Deed dated September 6, 2006, at Instrument No. 20060908-0111630 in the amount of $0.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Angel Torres by virtue of Special Warranty Deed dated April 28, 2004 at Instrument No. 20040430-0049278 in the amount of $103,000.00 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Aurelio Torres Juarez _____
Aurelio Torres Juarez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Aurelio Torres Juarez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October, 2015.

_____
Notary Public

My Commission Expires: _____

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Property Owner & Address: Steven P McNeal

3609 Sabre Drive
Nashville, TN 37211

Tax Parcel No 13306010700

Property Address: 3609 Sabre Drive
Nashville, TN 37211

MAIL TAX BILLS TO: Steven P McNeal

3609 Sabre Drive
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Steven P. McNeal
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of October, 2015.

Notary Public

My Commission Expires:

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY