BILL GARRETT, Davidson County
Trans:T20150092895 DEEDWARR
Recvd: 11/02/15 09:27 2 pgs
Fees:13.00 Taxes:439.93
20151102-0110950

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $118,900.00

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2015.

Notary Public
My commission expires: 3 8 16

Address of New Owner:	Send Tax Bills to:	Tax Information
Carlos Arzate 355 Brewer Dr Nashville, TN 37211	New Owner	148-02-0-068.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Matthew Jennings and Susan Rene Jennings, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Carlos Arzate and wife Ana Maria Dominguez Lopez Arzate,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Luna Heights, Section Two, of record in Plat Book 2900, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Mathew Jennings and Susan Rene Jennings, husband and wife by Special Warranty Deed from LaSalle Bank National Association, as trustee, on the behalf of the holders of the GSAMP Trust 2006-HE4 Mortgage Pass-Through Certificates, Series 2006-HE4, of record in Instrument No. 20081125-0115370, Register's Office for Davidson County, Tennessee, dated November 05, 2008 and recorded on November 25, 2008.

This property is improved property known as **313 Lallemand Court, Nashville, TN, 37211**

This conveyance is subject to the following: (1) Taxes for the year 2015 a lien, due and payable, but not delinquent; (2) Subject to all matters shown on the Plan of record in Plat Book 2900, Page 85; (3) Easement (s) Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6161, Page 230 and Book 6255, Page 581; all of record in the Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 30th day of October, 2015.

James Mathew Jennings

Susan Rene Jennings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Mathew Jennings and Susan Rene Jennings** the bargainor(s), 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 this the 30th day of October, 2015.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2015103985

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.