WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150099877 DEEDWARR
Recvd: 11/24/15 10:58 2 pgs
Fees:13.00 Taxes:518.00
20151124-0119034

R-CL-15-4637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Esther Maria Gonzalez	**FirstBank**	
(NAME) **4637 Billingsgate Road**	(NAME) **318 Seaboard Lane, Suite 205**	**149-01-0B-014.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EMMANUEL ISAIAS DIAZ, UNMARRIED AND ARMANDO DIAZ AISPURO, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ESTHER MARIA GONZALEZ, UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 323 on the Plan of Final P.U.D. Plan of Phase III, Piccadilly Square of record in Plat Book 6250, Page (s) 892 through 894, inclusive, 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 Emmanuel Isaias Diaz and Armando Diaz Aispuro by Quitclaim deed from Sophaly Phory Meas of record in Instrument No. 20110126-0007196 Register's Office for Davidson County, Tennessee, dated January 05, 2011 and recorded on January 26, 2011. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 6250, Page (s) 892 through 894, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6236, Page 683, amended in Book 6236, page 730, Book 6295, page 506, Book 6295, Page 520, Book 6295, page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6355, page 322, Book 6496, page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190 and Book 6830, page 739, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Piccadilly Square Homeowner's Association of record in Book 6236, Page 703, as amended in Book 6295, Page 548, Book 6295, Page 556; Book 6295, Page 564 and in Book 6300, Page 423, Book 7288, Page 963, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6236, Page 708, as amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, and in Book 6300, Page 431, in the Register's Office for Davidson County, Tennessee.
- Information Brochure for Piccadilly Square Homeowner's Association of record in Book 6236, Page 726, as amended in Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 439, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Areas to Piccadilly Square Homeowner's Association of record in Book 6236, Page 680, as corrected in Book 6295, Page 503; and deed recorded in Book 7778, Page 366, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement to Metropolitan Government of Nashville of record in Book 6782, Page 518, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 7883, Page 280, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services for water and/or Sewer distribution system of record in Book 7748, Page 432, and in Book 7748, Page 478, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4637 Billingsgate Road , Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 20th DAY OF NOVEMBER, 2015.

Emmanuel Isaias Diaz by Armando D Aispuro
Emmanuel Isaias Diaz ~~by Armando~~ Diaz Aispuro as Attorney in Fact
As Attorney in Fact

Armando Diaz Aispuro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Armando Diaz Aispuro, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMMANUEL ISAIAS DIAZ, and who acknowledged he/she/they executed the same as the free act and deed of the said EMMANUEL ISAIAS DIAZ.

Witness my hand and official seal, this the 30th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARMANDO DIAZ AISPURO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212