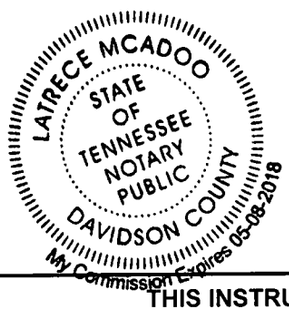
#10300

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Returns: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Agustin Villanueva Maria del Rocio Padron	Agustin Villanueva	14904021800
(NAME)	(NAME)	
2640 Somerset Dr.	2640 Somerset Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, WeCynthia Ann Price (f.k.a. Cynthia Ann Weaver) and husband, Stephen C. Price, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Agustin Villanueva and wife, and Maria del Rocio Padron,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of Land in Davidson County, State of Tennessee, known as 2640 Somerset Drive, Nashville, Tennessee more particularly describes as follows to-wit: Land in Davidson County, Tennessee, being Lot No. 325, on the Plan of Section IX, EDGE-O-LAKE ESTATES, of record in Book 3700, Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cynthia Ann Weaver, by deed of record in Instrument No. 200004120036913 , Register's Office for Davidson County, Tennessee. Cynthia Ann Weaver now known as Cynthia Ann Price.

This conveyance is subject to any and all existing restrictions and easements of record.

Stephen C. Price joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 2640 Somerset Dr., Nashville, TN 37217

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

BILL GARRETT, Davidson County
Trans:T20150103125 DEEDWARR
Recvd: 12/07/15 10:05 2 pgs
Fees:13.00 Taxes:444.00

20151207-0122879

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 my/our hands this 2nd day of December, 2015.

Cynthia Ann Price

Cynthia Ann Price

Stephen C. Price

State of Tennessee
County of ~~Williamson~~ Wilson

Personally appeared before me Cynthia Ann Price and Stephen C. Price, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of December, 2015.

Notary Public
My Commission Expires: 6-1-19

KRYSTIN L BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

File No.: 10300