Davidson County	DEEDWARR
Recvd: 12/11/15 14:51	4 pgs
Fees:23.00 Taxes:551.30	
20151211-0125018	

#32759

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32759-11-2015** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $149,000.00. Affiant Subscribed and sworn to before me this 11th day of December, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

WARRANTY DEED

Address New Owner: Stephanie Teatro 161 Wheeler Avenue Nashville, TN 37211	**Send Tax Bills To:** Pinnacle Bank 150 3rd Ave. S. #900 Nashville TN 37201	**Tax Information:** Map and Parcel No.: 133 07 0 207 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Santiago A. Amaya, a/k/a Antonio Amaya, a married man, and wife Ana Y. Amaya, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Santiago A. Amaya, a/k/a Antonio Amaya** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Teatro, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 161 Wheeler Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of December, 2015.

Santiago A. Amaya a/k/a Antonio Amaya

Ana Y. Amaya

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Santiago A. Amaya a/k/a Antonio Amaya and Ana Y. Amaya**, 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, at office, this 11th day of December, 2015.

GEORGE E. MUSTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Farley Heights Second Addition, as of record in Plat Book 2330, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Antonio Amaya, a married man by deed dated January 6, 2006 from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20060117-0006279, Register's Office for Davidson County, Tennessee. Antonio Amaya and Santiago A. Amaya are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 133 07 0 207 00.
2. Restrictive covenants contained in an instrument of record in Book 2708, page 370, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 2330, page 100, Register's Office for Davidson County, Tennessee.

True Copy Certification

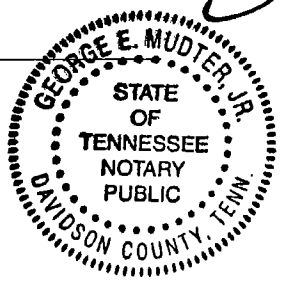
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016