BILL GARRETT, Davidson County
Trans:T20150107935 DEEDWARR
Recvd: 12/22/15 10:16 2 pgs
Fees:13.00 Taxes:547.60
20151222-0128470

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Claudio O Frausto-Rodriguez
825 Oak Leaf Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE
Pinnacle Bank
150 3rd Ave South Suite 900
Nashville, TN 37201

MAP 076
GROUP 01 0
PARCEL 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael Maitland, an unmarried man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Claudio O. Frausto-Rodriguez and Lizbet Fuentes Lopez, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 19 on the plan of Oak Creek Subdivision, of record in Book 5200, page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description thereof.

Said Lot No. 19 fronts 82.00 feet on the southerly margin of Oak Leaf Drive and extends back 124.98 feet on the easterly line and 125.08 feet on the westerly line to a dead line in the rear, measuring 115.81 feet thereon.

Being the same property conveyed to Michael Maitland by deed from Daryl Spicer and James Deatrick, Jr., dated August 28, 2015, of record in Instrument No 20150903-0090121, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 5200, page 96, said Register's Office.

This is improved property known as 825 Oak Leaf Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Claudio O. Frausto-Rodriguez and Lizbet Fuentes Lopez**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, 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 our hands this the 21st day of December, 2015.

Michael Maitland

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Michael Maitland, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $148,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of December, 2015.

NOTARY PUBLIC
My Commission Expires: 11-5-2018

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON