**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1717

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

BILL GARRETT, Davidson County
Trans:T20160003398 DEEDWARR
Recvd: 01/13/16 14:59 2 pgs
Fees:13.00 Taxes:592.00
20160113-0003719

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of December, 2015.

CHRIS MULE'
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
Commission Expires: 1-18-16

01-18-2016

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Luis D. Seda Martinez<br>1729 Autumn Ridge<br>Nashville, TN 37207 | First Bank<br>2301 21st Avenue South, Suite 350<br>Nashville, TN 37212 | 032-13-0-070.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Fannie P. Stanley, unmarried and Tiffany D. Miller, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Luis D. Seda Martinez, a single man and Roxana Adame, a single woman**

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:

LAND in Davidson County, Tennessee, being Lot No. 49 on the plan of Timbertrail Subdivision, Section 4, of record in Book 5200, Page 634, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Fannie P. Stanley, unmarried and Tiffany D. Miller, unmarried, by Quitclaim Deed from Fannie P. Stanley, unmarried, dated 5/21/13 and recorded 5/30/13 in Instrument No. 20130530-0054643; and being the same property previously conveyed to Fannie P. Stanley, unmarried, by Warranty Deed from James J. Peltier, dated 8/31/95 and recorded 9/8/95 in Book 9789, Page 234, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1729 Autumn Ridge, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of December, 2015.

Fannie P. Stanley

Fannie P. Stanley

Tiffany D. Miller

Tiffany D. Miller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fannie P. Stanley, unmarried and Tiffany D. Miller, unmarried** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of December, 2015.

Notary Public
My Commission Expires: 01-18-2016

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)