This Instrument Prepared By:
Leila H. Hansen, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074

Davidson County DEEDWARRSP
Recvd: 01/14/16 09:02 7 pgs
Fees:38.00 Taxes:625.30
20160114-0003843

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Heather Anne Fellows 3124 Deercreek Trail South Nashville, TN 37217	Heather Anne Fellows 3124 Deercreek Trail South Nashville, TN 37217	Map/Parcel: 135 10 0C 092.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY-NINE THOUSAND AND NO/100 DOLLARS ($169,000.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Patrick M. Navas and Toni T. Navas, Trustees, and Subsequent Trustees, of the Navas Family Trust, dated December 13, 2011** has this day bargained and sold, and does hereby transfer and convey unto the said **Heather Anne Fellows, a single woman**, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 86 ON THE FINAL PLAT OF RANSOM PARK, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 20040323-0032419, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR AMORE COMPLETE DESCRIPTION.

Being the same property conveyed to Patrick M. Navas and Toni T. Navas, Trustees, and Subsequent Trustees, of the Navas Family Trust, dated December 13, 2011 by Deed from Patrick M. Navas of record in Instrument No. 20120330-0027261, said Register's Office.

The express purpose of this conveyance is to transfer title.

This is unimproved ( ) property known as 3128 Deercreek Trail South, Nashville, Tennessee 37217
Improved (A

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

FELLOWS
50761033 6 TN
FIRST AMERICAN ELS
WARRANTY DEED

Whenever 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 hand this 10th day of November, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patrick M. Navas and Toni T. Navas, Trustees, and Subsequent Trustees, of the Navas Family Trust, dated December 13, 2011

Patrick M. Navas Trustee — Patrick M. Navas, Trustee

Toni T. Navas Trustee — Toni T. Navas, Trustee

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss

Personally appeared before me, _____, a Notary Public in and for said County and State, **Patrick M. Navas and Toni T. Navas, Trustees** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at _____ this _____ day of _____, A.D., 20____.

NOTARY STAMP/SEAL

See attached

_____

NOTARY PUBLIC

Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF Texas)

COUNTY OF Dallas)

The actual consideration or value whichever is greater, for this transfer is $ 169,000

Subscribed and sworn to before me this the 10 day of November, 2015.

(Affix Seal)

Mia Benton
Affiant

Notary Public
My Commission Expires: 4/15/18

KRISTINE MOTEN-HUTTON
Notary Public, State of Texas
My Commission Expires
April 15, 2018

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angles

Subscribed and sworn to (or affirmed) before me on this 10th day of November, 2015,
Date *Month* *Year*
by
(1) Patrick M. Navas
(and (2) Toni T. Navas),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

LISA MARIE VINITSKY
COMM. #2018973
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 24, 2017

Signature Lisa Marie Vinitsky
Signature of Notary Public
Lisa Marie Vinitsky
California #2018973

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Owner's Affidavit Document Date: November 10, 2015

Number of Pages: 4 Signer(s) Other Than Named Above: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On November 10, 2015 before me, Lisa Marie Vinitsky, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Patrick M. Navas and Toni T. Navas
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LISA MARIE VINITSKY
COMM. #2018973
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 24, 2017

Signature Lisa Marie Vinitsky
Signature of Notary Public
Lisa Marie Vinitsky
California - #2018973

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Owner's Affidavit Document Date: November 10, 2015
Number of Pages: 4 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Patrick M. Navas	Signer's Name: Toni T. Navas
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On November 10, 2015 (*Date*) before me, Lisa Marie Vinitsky, Notary Public (*Here Insert Name and Title of the Officer*),

personally appeared Patrick M. Navas and Toni T. Navas (*Name(s) of Signer(s)*),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LISA MARIE VINITSKY
COMM. #2018973
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 24, 2017

Signature Lisa Marie Vinitsky
Signature of Notary Public
Lisa Marie Vinitsky
California - #2018973

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed Document Date: November 10, 2015
Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Patrick M. Navas
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: Toni T. Navas
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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True Copy Certification

I, Allan Biggins, 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.

Signature _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany Washington, notary public for this county and state, Allan Biggins 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: Dec 16 2016

Notary Seal

