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Davidson County DEEDWARR
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20160128-0008451

GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of January 2016,

by and between STEPHEN FESSENDEN, deceased and CRISTINE FESSENDEN, Husband and Wife,

hereinafter called Grantor,

and EDMUNDO CHAPARRO-BARRIGUETE and CAROL F. CHAPARRO, Husband and Wife, as Joint Tenants with Rights of Survivorship,

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real property located, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 35 ON THE PLAN OF SECTION 1, BELLSHIRE ESTATES AS OF RECORD IN BOOK 2133, PAGES 124 AND 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID LOT NO 35 FRONTS 177 FEET ON THE EAST MARGIN OF DEVONSHIRE DRIVE AND EXTENDS BACK 251 FEET ON THE NORTH LINE AND 324 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 115.6 FEET THEREON.

Parcel ID(s): 04111011100

Property Address: 4017 DEVONSHIRE DR, NASHVILLE, TN 37207

Being the same property conveyed to the Grantor by way of Deed recorded 08/28/2014, at Instrument Number: 20140828-0078604.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is ONE HUNDRED SEVENTY THOUSAND DOLLARS AND NO CENTS, ($170,000.00) and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

Grantor:

Cristine Fessenden

CRISTINE FESSENDEN

STATE OF TENNESSEE, COUNTY OF DAVIDSON :ss

On this 27th day of JANUARY, 2016, before me personally appeared CRISTINE FESSENDEN, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My Commission Expires: 3-7-2017 Jamie L Taylor, NOTARY PUBLIC

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE, COUNTY OF DAVIDSON :ss

RESPONSIBLE TAXPAYER:
Carol F. Chaparro
Edmundo Chaparro-Barriguete
4017 DEVONSHIRE DR
NASHVILLE, TN 37207

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Property Address:

4017 DEVONSHIRE DR, NASHVILLE, TN 37207

_____, AFFIANT

Jamie L. Taylor

SWORN TO AND SUBSCRIBED before me this 27th day of JANUARY 20 16

Notary Public

FILE NO.: 123101

CLT No.:

MAIL TAX NOTICES TO:

SAME AS ABOVE.

PROPERTY OWNER:
Carol F. Chaparro
Edmundo Chaparro-Barriguete
4017 DEVONSHIRE DR
NASHVILLE, TN 37207

My Commission Expires:
3-7-2017

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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True Copy Certification

I, Amy 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.

Amy Cox

State of PA

County of Allegheny

Personally appeared before me, Constance Walsh a notary public for this county and state, Amy Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Constance Walsh, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Jan. 18, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Signature

Constance Walsh

Printed Name of Notary

My Commission Expires: 1-18-17

Notary' Seal (if on paper)