This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/16/16 14:42 2 pgs
Fees:13.00 Taxes:518.00
20160216-0014545

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of February, 2016, by and between Jegir Salman, party of the first part, and Ma. Cristina Murillo DeLuna _____, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Map of Windsor Park Subdivision, as of record in Book 3600, Page 64, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Jegir Salman by virtue of that certain Quit Claim Deed dated April 17, 2008, at Instrument No. 20080424-0041977 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 3600, Page 64, Book 3792, Page 445, and Book 3816, Page 784 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jegir Salman

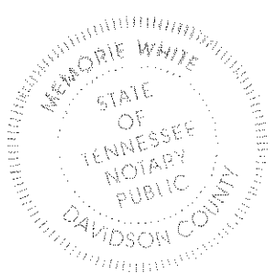
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jegir Salman , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of February, 2016.

Notary Public

My Commission Expires: 7.3.17



Property Owner & Address: Ma. Cristina Murillo DeLuna
318 Paragon Mills Rd
Nashville, TN 37211

Tax Parcel No 13312005400

Property Address: 318 Paragon Mills Rd
Nashville, TN 37211

MAIL TAX BILLS TO: **Ma. Cristina Murillo DeLuna**
318 Paragon Mills Rd
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ma. Cristina Murillo deluna.
AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of February, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Santi, 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 Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY