RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167097

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/29/16 14:05 2 pgs
Fees:13.00 Taxes:536.50
20160229-0019024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2016.

NOTARY PUBLIC

My commission expires: 7.3.17

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor H. Mozqueda Mejia and wife, Belkis Carolina Peña Garcia 1111 Darbytown Drive Nashville, TN 37207	Owners at property address	041 12 0 038.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Five Thousand and 00/100 Dollars ($145,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEBRA ANN OSTER, UNMARRIED AND JAMES MICHAEL YOUNG, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **VICTOR H. MOZQUEDA MEJIA AND WIFE, BELKIS CAROLINA PEÑA GARCIA**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Map of Bellshire Estates, Section I, as of record in Book 2854, Page 9, Register's Office for said County.

Said Lot No. 88 fronts 120.0 feet on the south margin of Darbytown Drive and runs back 236.6 feet on the west line and 282.0 feet on the east line to a dead line, measuring 80.0 feet thereon.

Being the same property conveyed to James R. Young and wife, Adele H. Young, by Warranty Deed, dated 4/8/1960, and recorded on 4/12/1960, of record in Book 3035, Page 561, in the Register Deed's Office for Davidson County, Tennessee. James R. Young (a/k/a James Riley Young) died on December 19, 1992 in Nashville, Davidson County, Tennessee. Adele H. Young (a/k/a Clara Adele Huddleston and Clara Young and Clara Adele Young) died on June 20, 2015. At the time of her death her surviving heirs were Debra Ann Oster and James Michael Young. Pursuant to Affidavit of Heirship recorded simultaneously herewith at Inst. #20160229-0019022 and Inst. #20160229-0019023, Debra Ann Oster and James Michael Young conveys the subject property as the Heirs of Adele H. Young.

The address of the herein described property is believed to be 1111 Darbytown Drive, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of February, 2016.

Debra Ann Oster

DEBRA ANN OSTER

JAMES MICHAEL YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Debra Ann Oster and James Michael Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of February, 2016.

Notary Public

Samie R Steelman

Printed Notary Name

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Crystal Smith, 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 Smith 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: 9-16-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY