WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Amanda Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-RR-16-422-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donna Bradbury	**Franklin American Mortgage Company**	
(NAME)	(NAME)	**052-05-0-071.00**
422 Emmitt Avenue	**6100 TOWER CIRCLE**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-4715	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ALEXI TORRES, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DONNA BRADBURY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 40 of Block 1 on the Plan of Revised Plan of Power and Roth Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 fronts 60 feet on the South side of Emmitt Avenue and runs back between parallel lines, 300 feet to a dead line.

Being the same property conveyed to Alexi Torres, married by Warranty deed from Richard J. Wiencek and wife, Cheryl L. Wiencek of record in Instrument No. 20050825-0101568 Register's Office for Davidson County, Tennessee, dated August 12, 2005 and recorded on August 25, 2005.

Mari Santana, spouse of Alexi Torres joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **422 Emmitt Avenue , Madison, Tennessee 37115-4715**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160016507 DEEDWARR
Recvd: 02/29/16 15:03 2 pgs
Fees:13.00 Taxes:518.00
20160229-0019135

Witness my/our hand(s) this the 26th DAY OF FEBRUARY, 2016.

Alexi Torres by Wilfredo Santana, Attorney in fact.

Alexi Torres by Willfredo Santana,
Attorney in Fact

Maria Santana by Wilfredo Santana, Attorney in fact.

Maria Santana by Willfredo Santana,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willfredo Santana, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALEXI TORRES, and who acknowledged he/she/they executed the same as the free act and deed of the said ALEXI TORRES.

Witness my hand and official seal, this the 26th of February, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willfredo Santana, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARIA SANTANA, and who acknowledged he/she/they executed the same as the free act and deed of the said MARIA SANTANA.

Witness my hand and official seal, this the 26th of February, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212