BILL GARRETT, Davidson County
Trans:T20160023700 DEEDWARR
Recvd: 03/23/16 14:03 2 pgs
Fees:13.00 Taxes:1849.63
20160323-0027576

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $499,900.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2016. Notary Public My Commission Expires: 9-11-17

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows: Eric Wallace and Margaux Wallace 727 Starlit Road Nashville, TN 37205	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue S. #900 Nashville, TN 37201	Map-Parcel Number: 102 15 0 084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTIN BEASLEY HERNANDEZ and husband, LUIS ALBERTO HERNANDEZ LOPEZOMOZA**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ERIC WALLACE and wife, MARGAUX WALLACE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 270, as shown on the map entitled Brook Meade, Section VII, of record in Plat Book 2331, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristin Beasley Hernandez and husband, Luis Alberto Hernandez Lopezomoza, by deed from Charles T. Keene and wife, Margo Keene, of record as Instrument No. 20140410-0030063, dated April 9, 2014, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2331, page 5, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5151, page 259, said Register's Office.

4. Easement Agreement of record as Instrument No. 20010228-0018402, said Register's Office.

This is improved property known as: **727 Starlit Road, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of March, 2016.

Kristin Beasley Hernandez

Luis Alberto Hernandez Lopezomoza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin Beasley Hernandez and Luis Alberto Hernandez Lopezomoza, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of March, 2016

(Seal)

Notary Public

My Commission Expires: 6/10/19

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JUNE 10, 2019

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