File No.: 16034943

WARRANTY DEED

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 03/28/16 14:55 3 pgs
Fees:18.00 Taxes:508.94
20160328-0028968

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Antonio Torres Arredondo	Antonio Torres Arredondo	050 15 0 199.00
(NAME) 312 Oakview Dr.	(NAME) 312 Oakview Dr.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandi Nichole Limbaugh, Trustee of the testamentary trust created under the Last Will and Testament of Dorothy Nellie Fuller**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Antonio Torres Arredondo and Gilberto Torres Arredondo**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 21, Plan of Sky View, according to survey and plat of same appearing of record in Book 2331, page 54 & 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot, being more particularly described as follows:

Beginning on the southwesterly margin of Oakview Drive at the corner of Lots Nos. 22 and 21; thence with the line between said two lots, southwesterly 316.3 feet to the corner of Lots Nos. 20, 21 and 22; thence with the line between Lots Nos. 21 and 22, northerly 297.4 feet to the southerly margin of Starlight Drive; thence with the same easterly 175.4 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 39.3 feet to the westerly margin of Oakview Drive; thence with the same southeasterly 135 feet to the beginning.

Being the same property conveyed to James Edward Fuller and wife, Dorothy Nellie Fuller, by Warranty Deed dated 07/21/1961 and filed for record on 07/21/1961 in Book 3254, page 445, of the Register's Office of Davidson County, Tennessee. The said James Edward Fuller died on 04/23/1999, leaving Dorothy Nellie Fuller as the surviving tenant by the entirety. The said Dorothy Nellie Fuller died testate on November 24, 2014. Per the Last Will & Testament of Dorothy Nellie Fuller of record in Case Number 14CV-1781, Chancery Court of Rutherford County, Tennessee, said property was devised to Brandi Nichole Limbaugh, Trustee of the testamentary trust created under the Last Will and Testament of Dorothy Nellie Fuller dated August 21, 2014.

This conveyance is subject to All matters as set forth per Plat of record in Book 2331, page 54 & 55 and Restrictive Covenants of record in Book 2444, page 576; all of the Register's Office of Davidson County,

Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 312 Oakview Dr., Nashville, TN 37207

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 I do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, 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.

Witness my hand this 24th day of March, 2016.

Trustee

Brandi Nichole Limbaugh, Trustee of the testamentary trust created under the Last Will and Testament of Dorothy Nellie Fuller

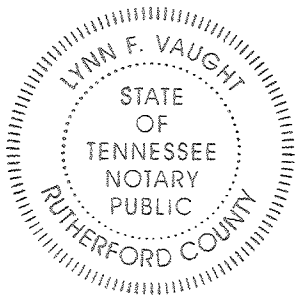
State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Brandi Nichole Limbaugh with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of the testamentary trust created under the Last Will and Testament of Dorothy Nellie Fuller and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 24th day of March, 2016.

Lynn F. Vaught

Notary Public
My Commission Expires: 3/18/2019



RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16034943

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Angela Howard, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/17/18

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY