NAME & ADDRESS OF NEW OWNER:
Raul Garcia Herrera
426 Neely's Bend Road
Madison, TN 37115

This Instrument Prepared By:
Gary N. Patton, Attorney
P.O. Box 960, 1231 NW Broad
Murfreesboro, TN 37133-0960

SEND TAX NOTICE TO:
Same as above.

This Deed prepared based on information furnished by the Grantor.

PARCEL 034 13 0 090.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gary N. Patton, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations not herein mentioned, but the receipt and sufficiency of all of which is hereby acknowledged, have this day bargained and sold and do by these presents hereby sell, transfer and convey, unto Raul Garcia Herrera, in fee simple title, his heirs and assigns, a certain unimproved parcel of land in Davidson County, Tennessee described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 5, Block A on Map of Eastlawn Subdivision of record in Plat Book574, Pages 153 and 154, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Grantor Gary N. Patton by quitclaim deed of record #20150312-0021454 of Register's Office of Davidson County, Tennessee.
>
> This property is commonly known as 119 Welworth Street, Madison, Tennessee. There is no warranty on lot size or use.
>
> This conveyance is subject to unpaid taxes, liens, encumbrances, easements and restrictions, recorded or unrecorded.

TO HAVE AND TO HOLD the above described real estate together with all rights, titles, interests, easements, hereditaments and appurtenances thereunto appertaining unto said Raul Garcia Herrera, in fee simple title, his heirs and assigns, forever.

I COVENANT with the said Raul Garcia Herrera, his heirs and assigns, that I am lawfully seized and possessed of the above described real estate, have a good and lawful right to sell and convey the same, and that the same is unencumbered.

I DO FURTHER COVENANT AND bind my heirs, and personal representatives, to forever warrant and defend the title to the above described real estate, unto the said Raul Garcia Herrera, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of April, 2016.

GARY N. PATTON

BILL GARRETT, Davidson County
Trans:T20160028574 DEEDWARR
Recvd: 04/08/16 09:10 2 pgs
Fees:13.00 Taxes:61.05
20160408-0033688

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Gary N. Patton, the grantor, with whom I am personally acquainted and who acknowledged he executed the within foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 5th day of April, 2016.

Amy L Wells
NOTARY PUBLIC

My Commission Expires: AMY L. WELLS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 12-22-2019

I hereby swear or affirm that the actual consideration given for the transfer or value of the property transferred, whichever is greater, is $16,500 or ,
which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Raul Garcia Herrera
AFFIANT

SWORN to and subscribed before me this 5th day of April, 2016.

Amy L Wells
NOTARY PUBLIC

My Commission Expires: AMY L. WELLS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 12-22-2019