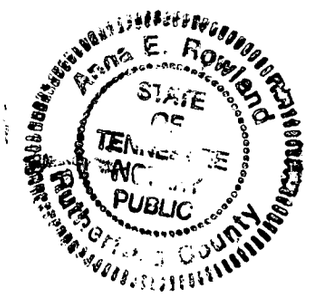
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016

Notary Public:

MY COMMISSION EXPIRES: 8'18'19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Rene Zaldivar | new owner | Parcel ID: |
| 3604 Stonewood Ct. | | 13611003400 |
| Nashville, TN 37217 | | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**David Michael Wohrley, Jr. and Joshua James Wohrley, Devisees under the Will of David Michael Wohrley and Charles Corbett, Executor of the Estate of David Michael Wohrley**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Rene Zaldivar**

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, being Lot No. 376 on the Plan of Priest Lake Park, Section Six, as of record in Book 5050, Page 21 and 22, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Michael Wohrley by Quitclaim Deed from Ashley E. Terry, of record in Instrument 20090423-0036976, said Register's Office, dated April 16, 2009. And being the same property conveyed to David Michael Wohrley by Quitclaim Deed from Joshua J. Wohrley of record in Instrument 20090423-0036975, said Register's Office, dated April 13, 2009. See also Affidavit of Heirship of record in Instrument 20090423-0036974, said Register's Office, dated April 16, 2009, and deed of record in Book 9413, Page 640, said Register's Office, dated July 15, 1994. The said David Michael Wohrley died testate on January 20, 2016, and the Will was admitted to Probate as Probate No. 16P-375, of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5097, Page 566, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5050, Page 21 and 22, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3604 Stonewood Ct., Nashville, TN 37217

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 we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20160032174 DEEDWARR
Recvd: 04/19/16 15:38 2 pgs
Fees:13.00 Taxes:647.50
20160419-0037964

Witness my hand this 14th and 15th day of April, 2016.

The Estate of David Michael Wohrley
By:

David Michael Wohrley, Jr., Devisee

Joshua James Wohrley, Devisee by Charles Corbett, Attorney in Fact

Charles Corbett, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Michael Wohrley, Jr., Devisee under the Will of David Michael Wohrley and Charles Corbett, Executor of the Estate of David Michael Wohrley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Charles Corbett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Joshua James Wohrley, Devisee under the Will of David Michael Wohrley as his/her/their Attorney in Fact as the free act and deed of the within named Joshua James Wohrley, Devisee under the Will of David Michael Wohrley.

Witness my hand and official seal at Nashville, Tennessee the 14th day of April, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Corbett, Executor of the Estate of David Michael Wohrley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.