Davidson County DEEDWARR
Recvd: 04/25/16 14:07 3 pgs
Fees:18.00 Taxes:444.00
20160425-0040000

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of April, 2016, by and between Ernesto Antonio Castro, unmarried and Rosalba Duran, unmarried, party of the first part, and Daniel Perez Linares, and Leida Bonilla, Husband and Wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Phase I, Valley View Terrace Subdivision, as of record in Plat Book 5200, Page 77, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Ernesto Antonio Castro and Rosalba Duran by virtue of that certain Warranty Deed dated October 20, 2005, at Instrument No. 20051026-0129214 in the amount of $122,000.00 in the Register's Office of Davidson County, Tennessee.

Sellers warrant that this property in not their primary residence, and that said property is for investment purposes only.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ernesto Antonio Castro by Damaris A Espana Attorney in fact

Ernesto Antonio Castro by Damaris A. Espana, Attorney in Fact

Rosalba Duran by Damaris A Espana Attorney in Fact

Rosalba Duran by Damaris A. Espana, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Damaris A. Espana, Attorney in Fact for Ernesto Antonio Castro, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2016.

Maria Alfaro
Notary Public

My Commission Expires: 03.07.17

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Damaris A. Espana, Attorney in Fact for Rosalba Duran, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2016.

Notary Public

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 03.07.17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Damaris A. Espana, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the power of attorney actual knowledge of the termination of the power by revocation or of the death of Ernesto Antonio Castro or Rosalba Duran, the principals, this 22nd day of April, 2016.

Damaris A. Espana

Sworn and subscribed before me by Damaris A. Espana this 22nd day of April, 2016.

Notary Public

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Property Owner & Address:	Daniel Perez Linares 432 Cathy Jo Circle Nashville, TN 37211
Tax Parcel No	13308016300
Property Address:	432 Cathy Jo Circle Nashville, TN 37211
MAIL TAX BILLS TO:	Owner at Property Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of April, 2016.

Notary Public

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 03.07.17

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019