Davidson County DEEDWARR
Recvd: 05/05/16 15:29 2 pgs
Fees:13.00 Taxes:240.50
20160505-0044785

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 5th day of May, 2016, by and between Phillip Abell and Ashley Abell, husband and wife , party of the first part, and Alberta Smith and Manuel Lopez,* party of the second part. *tenants in common with full rights of survivorship

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 4 on the unrecorded subdivision of N.V. Cox Home Place at Madison, Tennessee, described according to a copy of a survey as follows;

BEGINNING at a point on the westerly margin of Douglas Street, the common corner of Lot Nos. 3 and 4, which point is 150 feet south of the southwest intersection of said street and Hall's Lane or Old Hickory Boulevard; thence with the line between Lots Nos. 3 and 4, westwardly 210.5 feet more or less to the easterly line of the right of way of the L & N Railroad; thence with the line of same, southwardly fifty (50) feet to the common corner of Lot Nos. 4 and 5; thence with the line between said lots eastwardly 214 feet, more or less, to the westerly margin of Douglas Street; thence with the margin of same, northwardly, 50 feet to the point of the beginning.

Being all or part of the same property conveyed to Ashley Abell and Phillip Abell by virtue of that certain Quit Claim Deed dated September 20, 2015, at Instrument No. 20151109-0113865 in the Register's Office of Davidson County, Tennessee.

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.

Phillip Abell

Ashley Abell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Phillip Abell and Ashley Abell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Alberta Smith and Manuel Lopez
2605 Walker Lane.
Nashville, TN 37207

Tax Parcel No 04216006700

Property Address: 112 Douglas
Madison, TN 37115

MAIL TAX BILLS TO: **Alberta Smith and Manuel Lopez**
2605 Walker Lane
Nashville, TN 37207

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 $65,000.00 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 5th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

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
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019