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

Davidson County DEEDWARR
Recvd: 05/13/16 14:16 2 pgs
Fees:13.00 Taxes:362.97
20160513-0047999

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of May, 2016, by and between Juan Manuel Vizcarra, by Memorie White, Attorney In Fact, husband and wife, party of the first part, and Diego Banuelos Rodriguez, an unmarried man, party of the second part. * and Luz Vizcarra, husband and wife

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. 40 on the Plan of Greenwood Hills, Section 2, as of record in Book 5200, Page 62, 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 Juan Manual Vizcarra by virtue of that certain Warranty Deed dated July 29, 2003, at Instrument No. 20030812-0115307 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), his 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 restrictions of record at Plat Book 5200, Page 62 and Book 5303, Page 843 in said Register's Office, Tennessee; 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), his 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.

Juan Manuel Vizcarra by Memorie White, Attorney-in-Fact
Juan Manuel Vizcarra, by Memorie White, Attorney In Fact

Luz Vizcarra by Memorie White Attorney in Fact
Luz Vizcarra, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Juan Manuel Vizcarra and Luz Vizcarra and acknowledged that she executed the same as the free act and deed of the said Juan Manuel Vizcarra and Luz Vizcarra

WITNESS my hand and official seal at office this 12th day of May, 2016.

Notary Public

My Commission Expires: _____

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

Property Owner & Address:	Diego Banuelos Rodriguez
	453 Jessie Drive, Nashville, Tn 37211
Tax Parcel No	13312030100
Property Address:	453 Jessie Drive 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 $98,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Diego Banuelos Rodriguez
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of May, 2016.

Notary Public

My Commission Expires:_____

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

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