THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057653**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2016. Notary Public My Commission Expires: 8-23-16

BILL GARRETT, Davidson County
Trans:T20160042308 DEEDWARR
Recvd: 05/19/16 15:59 2 pgs
Fees:13.00 Taxes:1239.50
20160519-0050443

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY Comm. Exp. AUG 23, 2016

WARRANTY DEED

Address New Owner: Jonathan M. Hansen and Daniella E. Hansen 1510 Corder Drive Nashville TN 37206	Send Tax Bills To: F & M BANK 50 FRANKLIN STREET CLARKSVILLE, TN 37040	Tax Information: Tax Parcel ID No. 072-16-0-233.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edgar Garza and Monica Woods Garza, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan M. Hansen and Daniella E. Hansen, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9 , as shown on the map entitled Dugger Heights, of record in Plat Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MONICA WOODS GARZA, by deed from DARYL R. MURRAY and wife, GLENDA J. MURRAY, of record in Instrument No. 20071120-0135883 , dated November 16, 2007 , said Register's Office. MONICA WOODS GARZA conveyed her interest to MONICA WOODS GARZA and husband, EDGAR GARZA, by quitclaim deed of record in Instrument No. 20110323-0022634, dated March 22, 2011, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 072-16-0-233.00.

Davidson County taxes for 2015, Map-Par. 072-16-0-233.00, $1,466.58, Paid.

Matters shown on the Plan of record in Plat Book 1424, page 102, said Register's Office.

This is improved property located at 1510 Corder Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2016.

Edgar Garza

Monica Woods Garza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edgar Garza and Monica Woods Garza, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018