WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046362 DEEDWARR
Recvd: 06/02/16 09:27 2 pgs
Fees:13.00 Taxes:2442.00
20160602-0055420

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Schwarz and Berkley E. Schwarz	Farmington Mortgage A Division of Capstar Bank	
(NAME) 1305 Beddington Park	(NAME) 2002 Richard Jones Road, Suite 300A	159-2 64
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JORGE M. BALAGUER AND ESTHER BALAGUER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID S. SCHWARZ AND BERKLEY E. SCHWARZ, HUSBAND AND WIFE,** 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. 73 on the Plan of Hound's Run, of record in Plat Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jorge M. Balaguer and wife, Esther Balaguer by deed from Eleanor Menefee Parkes, married, dated April 18, 2005, of record in Instrument No. 20050420-0043871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 6900, Pages 167-171, said Register's Office; restrictive covenants of record in Book 7079, Page 995, Book 7238, Page 736 and Book 11719, Page 845 Register's Office; Bylaws of record in Instrument No. 20060206-0014746, said Register's Office.

unimproved
This is improved x property, known as 1305 Beddington Park, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 1 day of June, 2016

Jorge M. Balaguer
By J. Greg Hardeman, Atty in Fact

JORGE M. BALAGUER

BY: J. GREG HARDEMAN, ATTORNEY IN FACT

Esther Balaguer
By J. Greg Hardeman, Atty in Fact

ESTHER BALAGUER

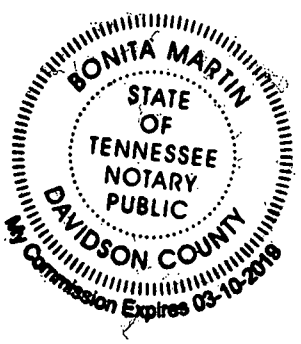
BY: J. GREG HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of June, 2016, before me personally appeared J. Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Jorge M. Balaguer and Esther Balaguer and acknowledged that he executed the same as the free act and deed of Jorge M. Balaguer and Esther Balaguer .

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2016.



Bonita Martin
Notary Public