THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057814**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Juan Villegas Soto Affiant Subscribed and sworn to before me, this 21st day of June, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160052965 DEEDWARR
Recvd: 06/22/16 09:29 2 pgs
Fees:13.00 Taxes:573.50
20160622-0063385

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Juan Villegas-Soto 808 IRMA DR Antioch, TN 37013-3322	New Owner	Tax Parcel ID No. 149-13-0-001.00

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, **Super 98 Holdings, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Juan Villegas-Soto**, ("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 130, SECTION 2, DEBRA HEIGHTS, as shown on plat of record in Plat Book 3700, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Scott Borchetta to Super 98 Holdings, LLC, as recorded on the 6th day of October, 2010 in Instrument No. 20101006-0080105 and Warranty Deed from David Miles Brown and wife, Karen Elaine Brown to Scott Borchetta, as recorded on the 6th day of September, 1985 in Deed Book 6648, Page 932, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, DEBRA HEIGHTS, as recorded in Plat Book 3700, Page(s) 39.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3949, Page 404.

This is improved property located at 808 IRMA DR Antioch, TN 37013-3322.

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 21st day of June, 2016.

Super 98 Holdings, LLC

By: Robert Taylor, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Taylor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is an Authorized Agent for Super 98 Holdings, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21st day of June, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018