This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160063943 DEEDWARRSP
Recvd: 07/25/16 15:37 6 pgs
Fees:33.00 Taxes:1073.00
20160725-0076553

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Hugo Reyes Alvarado, and **Ana Mirian Recinos** **340 & 344 Welch Road, Nashville,** **Tennessee 37211**	**(Same)**	**133 15 0 142.00 & 133 15 0 089.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Suzanne Mintz Kooi** and **Philip G. Mintz** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Hugo Reyes Alvarado** and **Ana Mirian Recinos** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **340 & 344 Welch Road, Nashville, Tennessee 37211.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 14th day of July 2016.

GRANTOR:

Suzanne Mintz Kooi

STATE OF TEXAS)
)
COUNTY OF Collin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Suzanne Mintz Kooi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

~~Witness my hand~~, at office, this 14th day of July 2016.

TAMMI KESTERSON
Notary Public
STATE OF TEXAS
My Comm. Exp. Dec. 2, 2017

Notary Public

My commission expires: 12-2-2017

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 15 day of July 2016.

GRANTOR:

Philip G. Mintz

STATE OF TENNESSEE)
)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Philip G. Mintz**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of July 2016.

Notary Public

My commission expires: 2/29/2020

MELINDA B. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 02-29-2020

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $290,000.00.

Affiant

Sworn to and subscribed before me on
this 15th day of July 2016.

Notary Public

My Commission Expires: MAR. 7, 2017

G. MILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT A

[Property Legal Description]

Land in Davidson County, Tennessee, being Lots 1 and 2 on the Plan of the Milton Mintz Subdivision, of record in Plat Book 5190, page 676, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Such land was also previously known as Lots 4 and 5 on the Plan of Travis Park, of record. in Plat Book 3 700, pages 61 and 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Executor's Quitclaim Deed dated May 18, 2015 from Suzanne Mintz Kooi and Philip G. Mintz as Co-Executors of the Estate of Dorothy A. Mintz to Suzanne Mintz Kooi and Philip G. Mintz, individually and recorded as Instrument No. 20150612-0055943 in the Register's Office for Davidson County, Tennessee.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year that are not delinquent and subsequent years.
2. Matters shown on the Plan of record in Plat Book 5190, page 676, said Register's Office.

- End of Exhibit -