NEW OWNER:

VICTORIA YBANEZ
2108 SANBORN DRIVE
NASHVILLE, TN 37210

SEND TAX BILLS TO:
Embrace Home Loans, Inc.
625 Enterprise Center
Newport, RI 02842

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1121

Map & Parcel 09510003300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160071607 DEEDWARR
Recvd: 08/17/16 13:49 3 pgs
Fees:18.00 Taxes:758.50
20160817-0085965

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN R. GRAHAM, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **VICTORIA YBANEZ and CARLOS YBANEZ, wife and husband**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 194 on the Plan of Elm Hill Acres, Section IV, as shown on the plat of the same of record in Plat Book 2331, Page 118, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JOHN R. GRAHAM by Warranty Deed from Nathan T. Boone, unmarried, dated October 10, 2012, and of record in Instrument No. 20121015-0094267, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of 2108 SANBORN DRIVE, NASHVILLE, TN 37210.

G16-5278

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee,. their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 118, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 11th day of August, 2016.

JOHN R. GRAHAM

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN R. GRAHAM, unmarried**, 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 and official seal at office this 11th day of August, 2016.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $205,000.00 .

AFFIANT

Sworn to and subscribed to before me this 12 day of August, 2016.

NOTARY PUBLIC

My commission expires: 9/20/16

JENNIFER THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY