Davidson County DEEDWARR
Recvd: 08/31/16 08:02 2 pgs
Fees:13.00 Taxes:490.25
20160831-0091067

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of August, 2016, by and between Iris Marivel Garcia and Wagner W. Serrano, a married couple, party of the first part, and Brian Holl and Katherine Loehrer,Husband and Wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the East 2 feet of Lot 91 and all of 92, on the Plan of Capitol View Subdivision, of record in Book 974, Page 52 and 53, Register's Office for said County.

Being all or part of the same property conveyed to Iris Marivel Garcia and Wagner W. Serrano by virtue of that certain Quit Claim Deed dated December 30, 2005, at Instrument No. 20060104-0001059 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Omar Melo by virtue of Warranty Deed dated December 11, 2003 at Instrument No. 20031218-0180378 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S),their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I/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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Iris Marivel Garcia
Iris Marivel Garcia

Wagner W. Serrano.
Wagner W. Serrano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Iris Marivel Garcia and Wagner W. Serrano, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of August, 2016.

Darby H Bensel
Notary Public

My Commission Expires: 07-06-2020

DARBY H BENSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Brian Holl and Katherine Loehrer 222 Capitol View Dr, Nashville, TN 37207
Tax Parcel No	06016013900
Property Address:	222 Capitol View Drive Nashville, TN 37207
MAIL TAX BILLS TO:	owners at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $132,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of August, 2016.

Notary Public

My Commission Expires: 7-6-2020

DARBY H BENSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019