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 7th day of September, 2016, by and between Richard T Washington Jr and LaTara T Washington, husband and wife, party of the first part, and Luis A Duenez and Sharmika R Brown, both unmarried as tenants in common with full rights of survivorship, 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 Lot No. 6 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Richard T. Washington, Jr. and LaTara T. Washington by virtue of that certain Warranty Deed dated May 12, 2006, at Instrument No. 20060515-0057030 in the Register's Office of Davidson County, Tennessee.

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 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.

Richard T Washington Jr by Memorie White Attorney in fact

Richard T Washington Jr, by Memorie White, Attorney In Fact

LaTara T Washington by Memorie White Attorney in fact

LaTara T Washington, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Richard T Washington Jr and LaTara T Washington and acknowledged that she executed the same as the free act and deed of the said Richard T Washington Jr and LaTara T Washington.

WITNESS my hand and official seal at office this 7th day of September, 2016.

Notary Public

My Commission Expires: 9-25-19

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

BILL GARRETT, Davidson County
Trans:T20160078795 DEEDWARR
Recvd: 09/08/16 11:44 2 pgs
Fees:13.00 Taxes:983.83
20160908-0094616

Property Owner & Address: Luis A Duenez and Sharmika R Brown

5108 Singing Hills Dr, Antioch, TN 37013

Tax Parcel No 176010A00600CO

Property Address: 5108 Singing Hills Dr
Antioch, TN 37013

MAIL TAX BILLS TO: Owners at Property Address

Firm File #: 20160801

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 $265,900.00 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 7th day of September, 2016.

Notary Public

My Commission Expires: 9.25.19

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