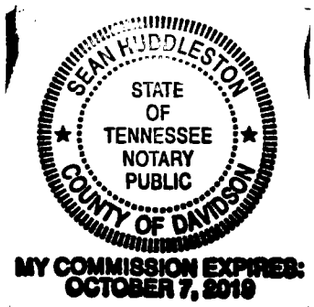
WARRANTY DEED



STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/7/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 1550 N. Mt. Juliet Road, Suite 115, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cesar Virto Arellano	New Owner	84-11-126
(NAME)	(NAME)	
2315 Dennywood Dr.		Davidson County DEEDWARR Recvd: 09/16/16 09:33 3 pgs Fees:18.00 Taxes:684.50 **20160916-0097411**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Steven Reeder and Amanda Reeder**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cesar Virto Arellano and Ashley M. Virto Arellano**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 255 ON THE MAP OF MAPLECREST SUBDIVISION, AS OF RECORD IN BOOK 1835, PAGE 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NUMBER 255 FRONTS 80 FEET ON THE SOUTHERLY MARGIN OF DENNYWOOD DRIVE AND EXTENDS BACK BETWEEN LINES 181 FEET ON THE WESTERLY LINE AND 177.1 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 65 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO STEVEN REEDER AND AMANDA REEDER, BY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, GRANTOR(S), BEING DULY AUTHORIZED BY RESOLUTION OF ITS BOARD OF DIRECTORS OR OTHERWISE BY AND THROUGH ITS DULY AUTHORIZED ATTORNEY-IN-FACT WILSON & ASSOCIATES, P.L.L.C., BY VIRTUE OF THE AUTHORITY GRANTED IN A POWER OF ATTORNEY FILED FOR RECORD AT INSTRUMENT NO. 20090520-0046582, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, IN INSTRUMENT NO. 20130108-0002505 ON DECEMBER 31, 2012 AND RECORDED ON JANUARY 8, 2013.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2315 Dennywood Dr., Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of September, 2016.

Steven Reeder

Amanda Reeder

State of Tennessee

County of WILSON

On this September 14, 2016 before me, a Notary public in and for said County and State, personally appeared *Steven Reeder and Amanda Reeder*, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 14th day of September, 2016.

Notary Public

My Commission Expires: 03/21/2017

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY