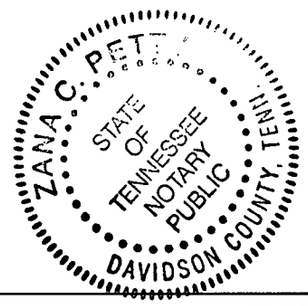
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2016

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Maria Adriana Arredondo Lopez	NEW OWNER	Parcel ID:
363 Cedarmont Dr.	363 Cedarmont Dr.	17301017900
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN 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

Nantcho Stoichev Dimitrov, aka Nantcho Stoichev Dimitrova, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Maria Adriana Arredondo Lopez , unmarried

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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4A, on the Plan of Zone Lot Division of Lots 1, 2, 3, and 4, Monte Carlo, Section 3-A, of record in Plat Book 5800, page 150, and amended by Plat Book 6250, Page 971, Register's Office for Davivdson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nantcho Stoichev Dimitrova and wife, Lidia Teneva Dimitrova, by deed from Venikkia Branch, an unmarried woman, of record in Instrument 20051209-0148506, said Register's Office, dated December 1, 2005. The said Lidia Teneva Dimitrova died October 31, 2009, and title vested in Nantcho Stoichev Dimitrov as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, page 150, and amended by Plat Book 6250, Page 971, said Register's Office.

Nantcho Stoichev Dimitrov and Nantcho Stoichev Dimitrova being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 427 Cedarcreek Trail, Nashville, TN 37211

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 my hand this 20th day of September, 2016.

Nantcho Stoichev Dimitrov

BILL GARRETT, Davidson County
Trans:T20160082906 DEEDWARR
Recvd: 09/21/16 12:15 2 pgs
Fees:13.00 Taxes:251.60
20160921-0099450

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2016.

My Commission Expires: 7.2.18 _____
Notary Public

