BILL GARRETT, Davidson County
Trans:T20160084679 DEEDWARR
Recvd: 09/27/16 09:09 2 pgs
Fees:13.00 Taxes:980.50
20160927-0101617

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 22nd day of September, 2016, by and between Lonya M Allen, unmarried, party of the first part, and Pablo Sibrian Quintanilla and and Karen Del Carmen Palacios-Alvarado, 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 Lot No. 24 on the Plan of Birdwell Subdivision, Phase Two, as of record in Book 7900, Page 762, formerly known as part of Lot No. 1, Brasher Subdivision, of record in Plat Book 6050, Page 415, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being all or part of the same property conveyed to Lonya M. Allen by virtue of that certain Warranty Deed dated October 5, 2004, at Instrument No. 20041119-0139282 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 I do covenant with the said GRANTEE(S) that I am 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 restrictions at Plat Book 6050, Page 415 and Book 7900, Page 762, Book 9597, Page 289 and Book 10655, Page 576 in said Regsiter's Office, Tennessee; and I do further covenant and bind myself, my 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.

Lonya M Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lonya M Allen, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of September, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Pablo Sibrian Quintanilla
109 Katherine Court
Goodlettsville TN 37072

Tax Parcel No 03309000100

Property Address: 109 Katherine Ct.
Goodlettsville, TN 37072

MAIL TAX
BILLS TO: Pablo Sibrian Quintanilla
109 Katherine Court
Goodlettsville, TN 37072

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 $265,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Aimee Cain
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of September, 2016.

Kelly Dorsey
Notary Public

My Commission Expires: 5.20.17

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY