~~Prepared By and~~ Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160086676 DEEDWARR
Recvd: 10/03/16 11:39 2 pgs
Fees: 13.00 Taxes: 714.10

20161003-0103922

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

B Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BROOKE SHOAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 05/06/2019

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Filo Martinez Veronica Martinez	new owner	13603000600
(NAME)	(NAME)	
3871 Lake Aire Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marian Eileen Murnane a/k/a Marion E. Murnane,** widowed hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Filo Martinez and Veronica Martinez,** husband and wife, 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. No. 117 on the Plan of Priest Lake Park Subdivision, Section 2, as of record in Book 4175, Pages 56, 57, and 58, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Arthur F. Murnane and wife, Marion E. Murnane, by Warranty Deed from David M. Denny and wife, Paula B. Denny, recorded on September 20, 1974, of record in Book 1853, Page 724, Register's Office for Davidson County, Tennessee. The said Arthur F. Murnane having since died vesting property to his surviving spouse Marian E. Murnane aka Marion E. Murnane.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 3871 Lake Aire Drive, Nashville, TN 37217
(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 my/our hands this 30th day of September, 2016.

Marian Eileen Murnane aka Marion E. Murnane
By: Brian Robert Murnane, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2016 before me personally appeared Brian Robert Murnane, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marian E. Murnane aka Marion Murnane, and who acknowledged that such person executed the same as the free act and deed of Marian E. Murnane aka Marion Murnane.

Notary Public

My Commission Expires 11/13/17

File No.: 11595

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017