This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 162024TN

BILL GARRETT, Davidson County
Trans:T20160086682 DEEDWARR
Recvd: 10/03/16 11:45 2 pgs
Fees:13.00 Taxes:388.50
20161003-0103929

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Amado Ariel Valey Vasquez	**Amado Ariel Valey Vasquez**	
216 Steamboat Ct	**216 Steamboat Ct.**	**43-6-348.00**
Nashville, TN 37214	**Nashville, TN 37214**	

WARRANTY DEED

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, **Constantin Mihale and Stela Mihale, husband and wife**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Amado Ariel Valey Vasquez and Felipe Lopez Cervantes, husband and husband** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows, to wit: Being Lot No. 2 on the Plan of the Resubdivision of Parts of Lots 54 and 42 on the unrecorded Plan of the Subdivision of Anderson Estates, Tract 14, Book 1130, Page 37, Register's Office for Davidson County, Tennessee, as shown of record in Book 5190, Page 103, said Register's Office, and being more particularly described as follows, to wit:

Said Lot No. 2 fronts 6.0 feet on the westerly margin of Nix Drive and runs back 175.35 feet on the northerly line and 175.79 feet on the southerly line to a dead line in the rear on which is measures 60.0 feet.

Being the same property conveyed to Constantin Mihale, a married man from W.J. Fillmore and wife, Cleo Fillmore by Warranty Deed dated 07/19/2002, filed for record on 07/24/2002 in Instrument No. 20020724-0088736, Register's Office for Davidson County, Tennessee.

****Stela Mihale, wife of Constantin Mihale, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property, now or hereafter.**

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Constantin Mihale and Stela Mihale,** do covenant with the said Grantees that they is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Constantin Mihale and Stela Mihale,** further covenant and bind their 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.

This is property is known as: **309 Nix Drive, Madison, TN 37115**.

Executed on this 22 day of September, 2016.

Constantin Mihale

Stela Mihale

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Constantin Mihale and Stela Mihale**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Witness my hand this 22 day of September, 2016.

Notary Public

My Commission Expires: 6/14/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Affiant

Sworn to and subscribed to me, the undersigned, this 22 day of September, 2016.

Notary Public

My Commission Expires: 6/14/2020