THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16089091**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $214,900.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2016. Notary Public My Commission Expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Amarilis Ortiz 3615 SANFORD AVE Nashville, TN 37211-3227	Send Tax Bills To: Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064	Tax Information: Tax Parcel ID No. 133-06-060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gisela V. Arteaga-Romero, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amarilis Ortiz, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of D. M. Mincy's Addition to Flatrock, being a Subdivision of the land conveyed to D. M. Mincy by C & M Chancery Court, of record in Plat Book 547, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gisela V. Arteaga-Romero, an unmarried woman by Warranty Deed from Dolly Parton Dean, Trustee of the D.P. Dean Trust dated February 24, 1997, recorded on the 12th day of June, 2014 in Instrument No. 20140612-0051114, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. M. MINCY'S ADDITION TO FLATROCK, as recorded in Plat Book 547, Page(s) 24.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4224, Page 161.

This is improved property located at 3615 SANFORD AVE Nashville, TN 37211-3227.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20160087665 DEEDWARR
Recvd: 10/05/16 11:50 2 pgs
Fees:13.00 Taxes:795.13
20161005-0105182

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2016.

Gisela V. Arteaga-Romero

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gisela V. Arteaga-Romero, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018