Delveen Said

TO: ***WARRANTY DEED***

Maria Trinidad Nunez Moreno

BILL GARRETT, Davidson County
Trans:T20160096508 DEEDWARR
Recvd: 11/01/16 12:08 2 pgs
Fees:13.00 Taxes:503.20
20161101-0115424

THIS DEED OF REALTY, executed as of the 28th day of October, 2016, by Grantor, Delveen Said, unmarried to Grantee, Maria Trinidad Nunez Moreno, unmarried

Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and/or assigns forever, in fee simple, certain realty situated in Davidson County Tennessee, and bounded and described as follows:

> LAND in Davidson County, Tennessee, being Lot (s) 120, as shown on the map entitled the Plan of Section 2, Oakwood Terrace of Record in Book 4460, pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Delveen Said, unmarried by deed from Anna Pearl Robinson of record in Instrument No. 20150113-003450 dated December 31st, 2014, said Register's Office.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (1) 2016 taxes which have been prorated and are assumed by Grantee, (2) will forever warrant and defend the title unto Grantee and to her heirs and/or assigns against all lawful claims; subject, however, to all matters as shown on the above referenced plat of record in Plat Book 4420, Page 118 and 119; to restrictive covenants and conditions of record in Book 4650, Page 995 as amended; in Book 4689, page 376, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Delveen Said

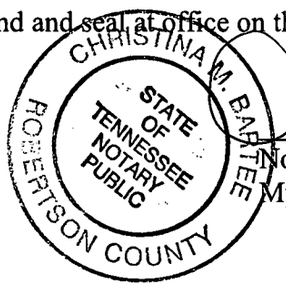
Delveen Said Grantor

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Delveen Said, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 28th day of October, 2016.



Notary Public
My Commission Expires: 9/26/2017

Property Owners Name and Address:

Maria Trinidad Nunez Moreno
4577 Xavier Drive
Antioch, TN 37013

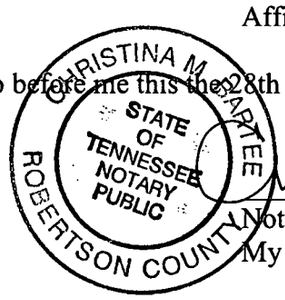
Person Responsible for Payment of Taxes: Same

PROPERTY ADDRESS: 4577 Xavier Drive, Antioch, TN. 37013
Map and Parcel No. 148-08-0-099.00

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $136,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 28th day of October, 2016.



Notary Public
My Commission Expires: 9/26/2017

This instrument was prepared by:
Christina M. Bartee
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172