116771

THIS INSTRUMENT PREPARED BY:

James L. Grillot

900 S. Gay Street, 4th Floor

Knoxville, TN 37902

AFTER RECORDING RETURN TO:
Foundation Titleone Escrow
277 Mallory Station Rd Ste 102
Franklin, TN 37067

Grantee:
Lal Kap
311 Tampa Drive
Nashville, TN 37211

Send Tax Bills To:
Lal Kap
311 Tampa Drive
Nashville, TN 37211

Map & Parcel No.:
13316006500

Davidson County DEEDWARR
Recvd: 11/16/16 11:30 2 pgs
Fees:13.00 Taxes:669.70
20161116-0120846

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th **day of** November 2016, **20**__, by and between **Juan Pablo Montoya and wife, Alma D. Macias and Jaime Camargo and wife, Yolanda Montoya**, parties of the first part, and **Lal Kap, a married man**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED EIGHTY ONE THOUSAND AND 00/100 DOLLARS ($181,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 16, on the Plan of Kenilworth Estates, Section III of record in Plat Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Juan Pablo Montoya and wife, Alma D. Macias and Jaime Camargo and wife, Yolanda Montoya, from Rosalio Montoya and wife, Emelia Avalos, by Warranty Deed dated February 26, 2008, of record in Instrument No. 20080228-0019798, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Juan P. Montoya
Juan Pablo Montoya

Alma D. Macias

Jaime Camargo
Jaime Camargo

Yolanda Montoya
Yolanda Montoya

STATE OF TENNESSEE, COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Juan Pablo Montoya and Alma D. Macias and Jaime Camargo and Yolanda Montoya,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 15th **day of** November, **20**16.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Williamson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$181,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karyn Christian
Affiant

Subscribed and sworn to before me, this 15th **day of** November, **20**16.

Notary Public

My commission expires: 4-24-18

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

PROPERTY ADDRESS:
311 Tampa Drive
Nashville, TN 37211

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY