BILL GARRETT, Davidson County
Trans:T20160102566 DEEDWARR
Recvd: 11/21/16 09:23 3 pgs
Fees:18.00 Taxes:473.60
20161121-0122346

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of October, 2016, by and between Amado Rangel-Trejo and Maribel Victoria, a married couple, party of the first part, and Brian Mulligan, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to Amado Rangel-Trejo and Maribel Victoria by virtue of that certain Special Warranty Deed dated June 10, 2009, and being of record at Instrument No. 20090619-0057196 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 547, Page 39 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

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

Amado Rangel-Trejo

Maribel Victoria
Maribel Victoria

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Amado Rangel-Trejo and Maribel Victoria, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Brian Mulligan
2314 Lloyd Ave
Nashville, TN 37218

Tax Parcel No 07005001600

Property Address: 2316 Lloyd Avenue
Nashville, TN 37218

MAIL TAX BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $128,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of October, 2016.

Notary Public

My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

EXHIBIT "A"

BEING THE CENTER 50 FEET OF THE NORTHERLY 110 FEET OF LOT: #12, ON THE MAP OF THE H.E. SIMPKINS (ERRONEOUSLY REFERRED TO AS M.E. SIMPKINS) SUBDIVISION OF THE L.G. CURTIS LANDS (ERRONEOUSLY REFERRED TO AS J.C. CURTISS) IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN BOOK: #547, PAGE: #39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE CENTER OF LLOYD AVENUE 80 FEET SOUTH OF THE LOT LINE BETWEEN LOTS: #12 AND #14, ON SAID PLAN:

THENCE SOUTH 88 DEGREES EAST 261.5 FEET TO AN IRON PIN IN THE WESTERLY LINE OF LOT: #13, ON SAID PLAN;

THENCE WITH THE WESTERLY LINE OF LOT: #13, SOUTH 3 DEGREES 15 MINUTES WEST 50 FEET TO AN IRON PIN;

THENCE NORTH 88 DEGREES WEST 270.4 FEET TO THE CENTER OF LLOYD AVENUE;

THENCE WITH THE CENTER OF LLOYD AVENUE NORTH 13 DEGREES EAST 50 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Exact same legal as previous deeds.