BILL GARRETT, Davidson County
Trans:T20160102892 DEEDWARR
Recvd: 11/21/16 14:12 2 pgs
Fees:13.00 Taxes:684.50
20161121-0122755

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 18th day of November, 2016, by and between Juana Figueroa, single, and Maria T Alfaro and husband, Teodoroa M. Alfaro, party of the first part, and Susan K Steckel, a single woman, 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:

Land in Davidson County, Tennessee being Lot No. 37 on the Plan of Valley View Meadows Subdivision, Section 3, as of record in Book 3700, Page 93, Register's Office for said County.

Said Lot NO. 37 fronts 80.0 feet on the easterly side of Elysian Fields Road, and extends back between lines, 180.17 feet on the northerly line, and 192.96 feet on the southerly line, to a line in the rear on which it measures 81.02 feet thereon.

Being all or part of the same property conveyed to Juana Figueroa and Maria Alvarez by virtue of that certain Warranty Deed dated August 28, 2001, at Instrument No. 20010911-0098642 in the Register's Office of Davidson County, Tennessee. Maria Alvarez is now married and known as Maria T. Alfaro.

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 3700, Page 93, Book 6593, Page 467, Book 3673, Page 439, Book 3770, Page 214, Book 4065, Page 227, and, Book 4082, Page 106 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.

Juana Figueroa

Juana Figueroa

Maria T Alfaro

Maria T Alfaro

Teodoro M Alfaro by Maria T Alfaro Attorney in fact.

Teodoro M. Alfaro, by Maria T Alfaro, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Juana Figueroa and Maria T Alfaro, 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 18th day of November, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Maria Alfaro, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Teodoro M. Alfaro and acknowledged that she executed the same as the free act and deed of the said Teodoro M. Alfaro.

WITNESS my hand and official seal at office this 15th day of November, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Susan K Steckel

Tax Parcel No 13312016100

Property Address: 249 Elysian Fields Rd
Nashville, TN 37211

MAIL TAX BILLS TO: SAME

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 $185,000.00 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 15th day of November, 2016.

Notary Public

My Commission Expires: 7/6/20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY