Prepared and Record and Return to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20160102938 DEEDWARR
Recvd: 11/21/16 14:38 3 pgs
Fees:18.00 Taxes:732.60

20161121-0122795

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1124HV

STATE OF ~~TENNESSEE~~ New York
COUNTY OF Queens

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2016.

Notary Public
Commission Expires: 9/22/2018

SAIRA KHAN TORRES
Notary Public - State of New York
NO. 01KH6311996
Qualified in Queens County
My Commission Expires Sep 22, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Santiago Orellana Angel 2105 East Hill Drive Madison, TN 37115	SWBC Mortgage 9311 San Pedro San Antonio, TX 78216	034-07-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Karen Clay, devisee of Aubrey Clay and as Administrator of the Estate of Aubrey F. Clay

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Santiago Orellana Angel and Martha Lidia Galeas, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Nos. 180 on the Plan of Shepherd Hills, Section No. 5, as of record in Book 2854, Page 199, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING part of the same property conveyed to Aubrey Freddie Clay and wife, Lorene Mann, by Warranty Deed from Bobby Joe Knight, unmarried, dated 9/14/93 and recorded 9/17/93 in Book 9083, Page 352, in the Register's Office of Davidson County, Tennessee (As to Lot No. 179); and being the same property conveyed to Aubrey Freddie Clay and wife, Lorene Mann, by Warranty Deed from Robert E. Ellis and wife, Evelyn S. Ellis, dated 2/26/93 and recorded 2/26/93 in Book 8874, Page 78, in the Register's Office of Davidson County, Tennessee (As to Lot No. 180).

The said Lorene Mann having since predeceased Aubrey Freddie Clay. The said Aubrey Freddie Clay having since died, intestate, and by Order filed 7/29/16 in Case No. 16P1065, in the Probate Court for Davidson County, Tennessee, Karen Clay having been appointed the Administrator of his Estate.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2105 East Hill Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of November, 2016.

Karen Clay, devisee of Aubrey Clay

Karen Clay, Administrator of the Estate of Aubrey F. Clay

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Clay, devisee of Aubrey F. Clay** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Queens County, New York this 15th day of November, 2016.

SAIRA KHAN TORRES
Notary Public - State of New York
NO. 01KH6311996
Qualified in Queens County
My Commission Expires Sep 22, 2018

Notary Public
My Commission Expires: 9/22/2018

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Clay, Executrix of the Estate of Aubrey F. Clay** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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COUNTY OF Queens

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Notary Public
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Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019