Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0869HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of November, 2016.

Notary Public
Commission Expires: 11/2018

BILL GARRETT, Davidson County
Trans:T20160104499 DEEDWARR
Recvd: 11/28/16 15:12 2 pgs
Fees:13.00 Taxes:573.50
20161128-0124650

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Abdias A. Catalan Estrada 516 Kathy Avenue Goodlettsville, TN 37072	Farmington Mortgage, A Divsion of CapStar Bank 2002 Richard Jones Road, Ste. 300A Nashville, TN 37215	033-12-0-042.00

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,

Clifton J. Dukes and wife, Sallie A.Dukes

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

Abdias A. Catalan Estrada and Maria Ulloa Fernandez, 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 No. 178 on the Plan of Gatewood Subdivision, Section 1, as of record in Plat Book 3300, Pages 47 through 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

BEING the same property conveyed to Clifton J. Dukes and wife, Sallie A. Dukes by Warranty Deed from John H. Pamplin, an unmarried person, dated 5/9/90 and recorded 5/14/90 in Book 8108, Page 404, Register's Office for Davidson County, Tennessee.

The above referenced property is not the primary resident of the grantor.

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: 516 Kathy Avenue, Goodlettsville, TN 37072.

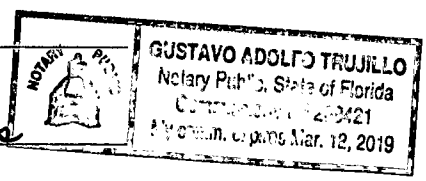
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 17th day of November, 2016.

Clifton J. Dukes
Clifton J. Dukes

Sallie A. Dukes
Sallie A.Dukes



STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clifton J. Dukes and wife, Sallie A.Dukes** 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 Coral Springs FL, this 16th day of November, 2016.

Notary Public
My Commission Expires: 03.12.19

(Notary Seal)