STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES:
File No. G16-6644D

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

BILL GARRETT, Davidson County
Trans: T20160106084 DEEDWARR
Recvd: 12/02/16 10:46 2 pgs
Fees: 13.00 Taxes: 481.00
20161202-0126557

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Union Real Estate Investment, Inc. (NAME)	SAME (NAME)	034-13-0-056.00
1490 Old Hickory Blvd (STREET ADDRESS)	5429 Oak Chase Dr. (STREET ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	Antioch TN 37013 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Rafael Yescas Abascal**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Union Real Estate Investment, Inc.**, 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:

Being the West 160 feet of the South 195 feet of Lot No. 23 and the East 40 feet of the South 190 feet of Lot No. 22 on the Map of the Subdivision of the Edgemeade Farms as of record in Book 547, pages 89 and 90, Register's Office for said County. Said part of said lots front 200 feet on the north side of Edgemeade Boulevard and run back between parallel lines 195 feet to a dead line.

BEING the same property conveyed to Rafael Yescas-Abascal and spouse Elvira Chavez-Jarquin from Jose Manuel Chavez Jarquin and spouse Sandra D. Boles, by Quit Claim Deed dated November 1, 2016, in Instrument # 20161121-0122648, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jose Chavez, a single man from Wallace Mitchell, a single man, by Warranty Deed dated February 8, 1999, in Book 11336, Page 493, in the Register's Office for Davidson County, Tennessee.
Elvira Chavez Jarquin, Jose Manuel Chavez Jarquin and Sandra D. Boles all join in this conveyance for any purpose they may have in said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3982, Page 927, Book 3928, Page 954, and in Book 3805, page 772, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 89-90, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 115 Edgemeade Boulevard, 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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of November, 2016.

Rafael Yescas Abascal — November 30, 2016 Date

Elvira Chavez-Jarquin — November 30, 2016 Date

Jose Manuel Chavez Jarquin — November 30, 2016 Date

Sandra D. Boles — November 30, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Rafael Yescas Abascal and Elvira Chavez Jarquin, husband and wife, and Jose Manuel Chavez Jarquin and Sandra D. Boles the bargainor(s), 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, this 30th day of November, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066