WARRANTY DEED

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$172,000.00.**

Affiant

Subscribed and sworn to before me this 20 day of December, 2016

Notary Public
My Commission expires: 6/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
29th Highlands, Paragon & Neely's LLC	SAme	106-14-0-184.00
905 Creekwood Court	SAME	
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jorge A. Salmeron and wife, Cecilia E. Molina**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **29th Highlands, Paragon & Neely's, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 plan of Addition to Sharpe Park, of record in Book 5200, page 246, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jorge A. Salmeron and wife, Cecilia E. Molina, by deed from Otoniel E. Duarte, on August 31, 2004, of record in Instrument No. 20040901-0105895, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,136.90 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 106-14-0-184.00.
- Subject to all matters as shown on the Plan of record in Book 5200, page 246, Register's Office Davidson County, Tennessee.

This is improved property known as: **1901 and 1903 South Lyle Lane, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever 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 our hands this December 20, 2016.

Davidson County DEEDWARR
Recvd: 12/27/16 10:05 2 pgs
Fees:13.00 Taxes:636.40
20161227-0135306

Jorge A Salmeron
Jorge A. Salmeron

Cecilia E Molina
Cecilia E. Molina

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jorge A. Salmeron and wife, Cecilia A. Molina** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 20, 2016

My commission expires 06/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.