Davidson County DEEDWARR
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Fees:13.00 Taxes:333.00
20170124-0007780

Record

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 20th day of January, 2017, by and between Marcos Antonio Cabrera also known as Marco Antonio Cabrera, and Laura Cecilia Arias-Orduno, a married couple, party of the first part, and Emanuel Tinkham, an unmarried man, party of the second part.

WITNESS: That for and in consideration of Ninety Thousand and no/100 Dollars ($90,000.00) 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:

The Southerly 1/2 of Lot Number 71, of the zone lot division of Lot Numbers 22 through 28 and 68 through 73 of East Lake Subdivision, of record in Plat Book 5800, Page 151, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Marcos Antonio Cabrera and Laura Cecila Anias-Orduno by virtue of that certain CASH Deed dated July 11, 2007, and being of record at Instrument No. 20070716-0084337 and Scriveners Affidavit at Instrument No. 20070813-0096808 in the Register's Office of Davidson County, Tennessee.

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 heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, subject to restrictions of record in Book 5689, Page 686, and Book 5761, Page 355; 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 GRANTEE(S), his 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.

Marco Antonio Cabrera.
Marco Antonio Cabrera

Laura Cecilia Arias-Orduno
Laura Cecilia Arias-Orduno

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Marco Antonio Cabrera and Laura Cecilia Arias-Orduno, 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 20th day of January, 2017.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Emanuel Tinkham

3147 East Lake Drive
Nashville, TN 37214

Tax Parcel No 10808017200

Property Address: 3147 East Lake Dr.
Nashville, TN 37214

MAIL TAX BILLS TO: Owner at Property Address

Firm File #: 20160885

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 $90,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Emanuel Tinkham
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of January, 2017.

Ashlee D Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Ashlee D Page
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
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019