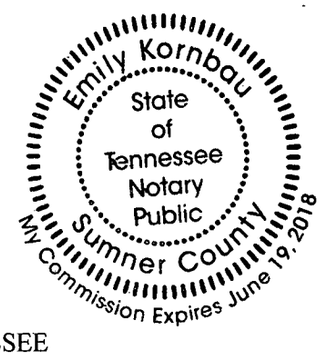


THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M175878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2017.

Notary Public
My Commission Expires: 6/19/18

BILL GARRETT, Davidson County
Trans:T20170016314 DEEDWARR
Recvd: 02/24/17 10:08 2 pgs
Fees:13.00 Taxes:1295.00
20170224-0018520

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karelys Osuna Esquirosa 2908 Glenway Drive Nashville, TN 37221	new owner	142-16-0D-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Trisha Kassner and Ryan Kassner Wife and Husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Karelys Osuna Esquirosa**, hereinafter called the Grantee, 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, State of Tennessee, described as follows:

Being Lot No. 35 on the Plan of Devon Glen Phase I of record in Book 7900, Page 457, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Steven W. Tveit and Tracy S. Tveit, husband and wife to Trisha Emery and Ryan Kassner, Wife and Husband as recorded on the 10th day of December, 2014 in Instrument No. 20141210-0113242 and Warranty Deed from Donald F. Pierce, Jr. and wife Stacie Pierce to Steven W. Tveit and wife Tracy S. Tveit as recorded on the 4th day of March, 2005 in Instrument No. 20050304-0024411, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2908 Glenway Drive, Nashville, TN 37221.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2017.

Trisha Kassner

Ryan Kassner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Trisha Kassner and Ryan Kassner, Wife and Husband**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of February, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: 2/25/2020