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 6th day of March, 2017, by and between Grace Zuniga Villalobos now known as Grace Zuniga Aleman, unmarried, party of the first part, and Norberto Gonzalez, Jr. and Bella T Gonzalez, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) 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:

BEGINNING at a point, said point being the Northeast corner of the herein described tract, the Southeast corner of Dewey as recorded in Book 7777, Page 25, Register's Office for Davidson County, Tennessee, and in the West right-of-way of U.S. Highway 41; thence along said right-of-way South 31 degrees 08 minutes 17 seconds East 143.00' to a highway right-of-way monument, thence South 31 degrees 55 minutes 23 seconds, 56.08' to a highway right -of-way monument, thence South 31 degrees 08 minutes 17 seconds East 132.00' to a point, thence leaving said right-of-way, South 41 degrees 09 minutes 55 seconds West to an iron rod, thence North 44 degrees 18 minutes 57 seconds West 188.80' to an iron rod, thence South 87 degrees 18 minutes 36 seconds West 52.73' to a point, thence South 58 degrees 05 minutes 30 seconds West, 833.30' to a point, thence North 31 degrees 32 minutes 05 seconds West, 250.00' to a point, thence North 58 degrees 05 minutes 30 seconds East, 698.09' to an iron rod, thence South 12 degrees 06 minutes 59 seconds East, 149.44' to an iron rod, thence North 59 degrees 53 minutes 08 seconds East, 353.68' to the point of beginning of the herein described tract and containing 5.00 acres more or less.

The Grantors hereby grant to the Grantees an Easement for ingress and egress, which easement is of record in Book 11064, Page 798, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Grace Zuniga Villalobos aka: Grace Swett, by virtue of that certain Quit Claim Deed dated November 17, 2011, and being of record at Instrument No. 20111216-0098323 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Grace Swett by virtue of Warranty Deed dated August 28, 1998 at Book 11096, Page 249 in the said Register's Office.

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), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 and subject to Ingress/Egress Easement in Book 11064, page 798 and in Book 4973, page 957, said Regiser's Office.; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20170021336 DEEDWARR
Recvd: 03/13/17 13:16 2 pgs
Fees:13.00 Taxes:839.53
20170313-0024498

WITNESS the signature of the party of the first part the day and year first above written.

Grace Zuniga Aleman

Grace Zuniga Aleman

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Grace Zuniga Aleman , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of March, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address:	Norberto Gonzalez Jr and Bella T Gonzalez 1800 Springfield Hwy Goodlettsville, TN 37072
Tax Parcel No	00600008900
Property Address:	1800 Springfield Hwy Goodlettsville, TN 37072
MAIL TAX BILLS TO:	Owners at owners address

STATE OF
COUNTY OF

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 $226,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Pamela Sedberry

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2017.

Notary Public

My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY