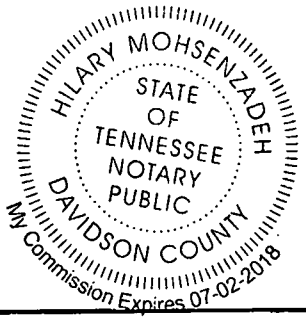
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Anthony Tucker	Fat Mc Breek	0959002000
(NAME)	(NAME)	
2009 Lebanon Pike	10 Cadillac Dr. #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Elias Marrero and Ileana Marrero,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Anthony Tucker,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of W.E. Quin, Jr.'s Lebanon Road Subdivision, of record in Book 1424, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elias Marrero and wife, Ileana Marrero by Warranty Deed of record in Instrument No. 20140917-0085338, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2009 Lebanon Pike, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

BILL GARRETT, Davidson County
Trans:T20170032118 DEEDWARR
Recvd: 04/18/17 07:58 2 pgs
Fees:13.00 Taxes:795.50
20170418-0037295

Witness my/our hands this 13th day of April, 2017.

Elias Marrero

Ileana Marrero

State of Tennessee
County of Williamson

Personally appeared before me Elias Marrero and Ileana Marrero, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of April, 2017.

DELONISE FUQUA
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

Notary Public Delonise Fuqua
My Commission Expires: 7-19-17

File No.: 11953