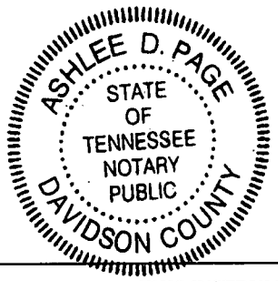
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $216,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/10/2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3352B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Antonio L. Lara	NEW OWNER AT	136-13-0-030.00
557 Rural Hill Rd.	PROPERTY ADDRESS	
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LINDLAY SCOTT WANGRUD AND WIFE, CINDY CAY WANGRUD

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTONIO LARA LARA, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 66 on the Plan of Edge-O-Lake Estates, Section 4 of record in Plat Book 3600, Page 87 and 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 66 fronts 80.0 feet on the Westerly margin of Rural Hill Road and extends back 185.74 feet on the Northerly line and 206.71 feet on the Southerly line, to a broken dead line in the rear on which it measures 83.46 feet.

Being the same property conveyed to Lindlay Scott Wangrud and wife, Cindy Cay Wangrud by Warranty deed from Susan E. Schram of record in Instrument No. 20060912-0113060 Register's Office for Davidson County, Tennessee, dated September 08, 2006 and recorded on September 12, 2006.
Lindlay Scott Wangrud and Lindley Scott Wangrud being one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 87, Register's Office for Davidson County, Tennessee.

This is property known as 557 Rural Hill Rd., Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20170035503 DEEDWARR
Recvd: 04/27/17 10:11 3 pgs
Fees:18.00 Taxes:799.20

20170427-0041339

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 17th day of April, 2017.

Lindlay Scott Wangrud
By Cindy Cay Wangrud Attorney in Fact

Lindlay Scott Wangrud
By: Cindy Cay Wangrud, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CINDY CAY WANGRUD, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of LINDLAY SCOTT WANGRUD, for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for LINDLAY SCOTT WANGRUD, and is authorized by LINDLAY SCOTT WANGRUD, to execute this instrument on his behalf.

Witness my hand and official seal, this 17th day of April, 2017.

Laurie Damewood
Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

CINDY CAY WANGRUD, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of LINDLAY SCOTT WANGRUD, (person who didn't come), the principal.

This 17th day of April, 2017

Cindy Cay Wangrud

Cindy Cay Wangrud

Sworn to and subscribed before me by CINDY CAY WANGRUD this 17th day of April, 2017

Laurie Damewood
Notary Public

My Commission Expires 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand on the 17th day of April, 2017.

Cindy Cay Wangrud

Cindy Cay Wangrud

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CINDY CAY WANGRUD, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of April, 2017.

Laurie Damewood

Notary Public

My Commission Expires 3/10/21

File #: 17-3352B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY