This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20170037323 DEEDWARR
Recvd: 05/03/17 10:55 2 pgs
Fees:13.00 Taxes:513.93
20170503-0043518

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of May, 2017, by and between Andrea L. Britt, unmarried, party of the first part, and Rosa A. Quintero, unmarried, 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:

Land in Davidson County, Tennessee, being Unit 7, on the Plan of Deal Avenue, Planned Unit Development, of record in Plat Book 6200, Page 354, (also referred to as Parkside Place in the Declaration of Covenants, Conditions, and Restrictions of record in Book 6714, Page 400) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Andrea L. Britt by virtue of that certain CASH Deed dated June 16, 1998, and being of record at Book 10982, Page 10 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), her 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 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), her 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.

Andrea L Britt by
Nikki Cunningham, Attorney in Fact
Andrea L Britt by Nikki Cunningham, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of May, 2017, before me personally appeared Nikki Cunningham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Andrea L Britt, and who acknowledged that he executed the same as the free act and deed of Andrea L Britt.

WITNESS my hand and official seal at office this 1 day of May, 2017.

Ashlee D. Page
Notary Public
My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Nikki Cunningham, 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 Andrea L Britt, the principal.

This 1st day of May, 2017.

Nikki Cunningham

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me by Nikki Cunningham this 1 day of May, 2017.

Notary Public
My Commission Expires 9/2015

Property Owner & Address: Rosa Quintero

Tax Parcel No 091090A00700CO

Property Address: 6038 Deal Avenue
Nashville, TN 37209

MAIL TAX
BILLS TO: Alterra Group, LLC
350 S Rampart Blvd., Ste. 310
Las Vegas, NV 89145

STATE OF TENNESSEE
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 $138,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of May, 2017.

Notary Public

My Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.