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

Davidson County DEEDWARR
Recvd: 05/04/17 15:22 3 pgs
Fees:18.00 Taxes:1158.10
**20170504-0044497**

# WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of May, 2017, by and between Jack Becker and Lester Katz, both unmarried, party of the first part, and Nestor Ilagan, party of the second part. and wife Olivia Ilagan

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:

Being Apartment No. 410, The Harding House, a Condominium, of record in Book 4675, Page 60, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being all or part of the same property conveyed to Jack Becker and Lester Katz by virtue of that certain Warranty Deed dated February 28, 2008, and being of record at Instrument No. 20080304-0021667 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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 restrictions at Plat Book 4675, Page 60, Book 4759, Page 665, Book 4768, Page 818, Book 4979, Book 944, Book 5572, Page 149, Book 5898, Page 767, and Book 5898, Page 769 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

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

Jack Becker by Memorie White, Attorney in Fact
Jack Becker, by Memorie White, Attorney In Fact

Lester Katz by Memorie White Attorney in fact
Lester Katz, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVDSON

On this 3rd day of May, 2017, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Jack Becker and acknowledged that she executed the same as the free act and deed of the said Jack Becker.

WITNESS my hand and official seal at office this 3rd day of May, 2017.

Notary Public

My Commission Expires: 9-25-2019

VERNKAIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

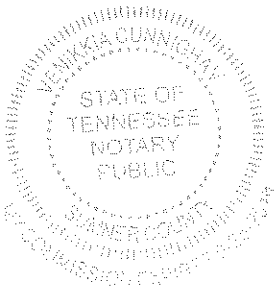
STATE OF TENNESSEE
COUNTY OF DAVDSON

On this 3rd day of May, 2017, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Lester Katz and acknowledged that she executed the same as the free act and deed of the said Lester Katz.

WITNESS my hand and official seal at office this 3rd day of May, 2017.

Notary Public

My Commission Expires: 9-25-2019




Property Owner & Address: Nestor Ilagan
and Olivia Ilagan
3901 West End Ave #407
Nashville, TN 37205

Tax Parcel No 103120A03300CO

Property Address: 4200 West End Ave
Apt 410
Nashville, TN 37205

MAIL TAX
BILLS TO: Owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

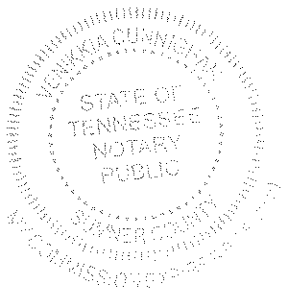
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $313,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of May, 2017.

Notary Public

My Commission Expires: 9-25-2019



Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

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