WHEN RECOREDED MAIL TO:
TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

Davidson County DEEDWARR
Recvd: 05/23/17 09:11 5 pgs
Fees:27.00 Taxes:0.00
20170523-0050947

INSTRUMENT WAS PREPARED BY:
GEORGE R. ARRANTS JR., ATTORNEY AT LAW
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

New Owner: Jose R. Zamarripa
2612 Ravine Dr.
Nashville, TN 37217

Send Tax Bills to: Jose R. Zamarripa
2612 Ravine Dr.
Nashville, TN 37217

New Reference Number:

PARCEL:149-04-0-189-00

'Y DEED

For good consideration, I (We) **JOSE R. ZAMARRIPA, WHO TOOK TITLE AS UNMARRIED**, AND WIFE, ADRIANA REYES hereby bargain, deed and convey to **JOSE R. ZAMARRIPA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, SECTION 9A EDGE-O-LAKE ESTATES, OF RECORD IN BOOK 4660, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO JOSE R. ZAMARRIPA, UNMARRIED BY DEED FROM EARL PHILLIP SMITH AND WIFE, MARTHA ANNE T. SMITH AND RUTH SMITH HOWARD, F/K/A WILMA RUTH SMITH, UNMARRIED RECORDED 05/18/2006 AS INSTRUMENT NO. 20060518 - 0058601, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 2612 RAVINE DR, NASHVILLE, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Adriana Reyes, the legal spouse of Jose R. Zamarripa joins in this conveyance for the purpose of conveying all of her marital rights, title and interest in the subject improved real property.

WITNESS the hands and seal of said Grantors this day of .

Jose R Zamarripa
JOSE R. ZAMARRIPA

Adriana Reyes
ADRIANA REYES

STATE OF TENNESEE)
) SS.
COUNTY OF DAVIDSON)

On this 13 day of May 2017, before me personally appeared **JOSE R. ZAMARRIPA AND ADRIANA REYES**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Carol DiGiore
Notary Public
My Commission Expires: 7-2-15

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ EXEMPT, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jose R Zamarripa
Affiant

STATE OF Tennessee
COUNTY OF DAVIDSON

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Subscribed and sworn before me this 13 day of May, 2017.

(seal) My Commission Expires 7-2-15

Carol DiGiore
Notary Public

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual **consideration or value,** whichever is greater, for this transfer is $ _____.

Affiant

Subscribed and sworn to before me this 13 day of May, 2011

Notary Public

My Commission Expires: 7-2-15

CAROL DIGIORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2015

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01460076

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, SECTION 9A EDGE-O-LAKE ESTATES, OF RECORD IN BOOK 4660, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO EARL PHILLIP SMITH, BY WARRANTY DEED DATED JUNE 12, 1997, FROM WILMA RUTH SMITH, AS OF RECORD IN BOOK 10495, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

APN: 149-04-0-189-00

BEING THE SAME PROPERTY CONVEYED TO JOSE R. ZAMARRIPA, UNMARRIED BY DEED FROM EARL PHILLIP SMITH AND WIFE, MARTHA ANNE T. SMITH AND RUTH SMITH HOWARD, F/K/A WILMA RUTH SMITH, UNMARRIED RECORDED 05/18/2006 IN DEED BOOK 20060518 PAGE 0058601, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Meredith Williams , 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.

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Adam K. Donnelly, a notary public for this county and state, Meredith Williams, who acknowledges that this certification of
an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: Sept. 28, 2018
Notary' Seal (if on paper)