BILL GARRETT, Davidson County
Trans:T20170051089 DEEDWARR
Recvd: 06/15/17 09:28 2 pgs
Fees:13.00 Taxes:566.10
20170615-0060053

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

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of June, 2017, by and between Febe R Fernandez, now known as Febe R. Damian, a married woman, party of the first part, and Felipe Gonzalez-Trejo, 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 Lot No. 114 on the plan of Bel-Air Subdivision, Section 2, of record in Plat Book 2900, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being all or part of the same property conveyed to Febe R. Fernandez by virtue of that certain Warranty Deed dated September 23, 2003, and being of record at Instrument No. 20030926-0142762 in the Register's Office of Davidson County, Tennessee. Juan Carlos Damian being the spouse of Febe R. Damian, joins in this conveyance to transfer any and all marital rights he may have to said property.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, subject to Easement of record at Book 8969, Page 525; 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 GRANTEE(S), his/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.

Febe R. Damian.
Febe R Damian

Juan Carlos Damian
Juan Carlos Damian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Febe R Damian and Juan Carlos Damian, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2017.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/19

Property Owner & Address:	Felipe Gonzalez-Trejo 721 Elissa Drive Nashville, TN 37217
Tax Parcel No	10705003800
Property Address:	721 Elissa Dr Nashville, TN 37217
MAIL TAX BILLS TO:	NEW OWNER
Firm File #:	201704101

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 $153,000.00 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 14th day of June, 2017.

Notary Public

My Commission Expires: 9/10/19

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY