BILL GARRETT, Davidson County
Trans:T20170058693 DEEDWARR
Recvd: 07/10/17 13:07 2 pgs
Fees:13.00 Taxes:628.63
20170710-0069123

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of July, 2017, by and between Reginald B. Howard, a married man, party of the first part, and Graisy Argueta Angel, a married woman, 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:

Being the Lot No. 37 on the plan of Shelby Heights, Section 2, as of record in Book 2854, Page 5, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being all or part of the same property conveyed to Reginald B. Howard by virtue of that certain Warranty Deed dated October 20, 2005, and being of record at Instrument No. 20051025-0128832 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property was not his primary residence and that said property was used for investments purposes only.

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.

Reginald B. Howard

STATE OF Tennessee
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 6th day of July, 2017.

Notary Public

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

My Commission Expires: _____

Property Owner & Address: Graisy Argueta Angel
1117 Davidson St.
Nashville, TN 37206

Tax Parcel No 09405002700

Property Address: 1117 Davidson St.
Nashville, TN 37206

MAIL TAX BILLS TO: Owner at property 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 $169,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Graisy Argueta Angel
AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of July, 2017.

Notary Public

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

My Commission Expires: _____