Send Tax Statements To:
~~New Owner~~ Quicken
1050 Woodward
Detroit MI 48226

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Oscar Restrepo
909 Wemberton Drive
Nashville, TN 37214

From Information Furnished By
The Parties

Map and Parcel 108-04-0 053.00
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BRITTANY D. LAMBERT**, has this day bargained and sold and does hereby transfer and convey unto, **OSCAR A. RESTREPO, A SINGLE MAN,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 88, on the Plan of Section Two, Larchwood, according to plat and survey appearing of record in Plat Book 5200, page 207 and 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Brittany D. Lambert, by deed from Daniel W. Brown and wife, Rachel A Brown, dated January 25, 2016, appearing of record in Instrument No. 20160127-0007835, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 5479, page 443, Book 5681, page 532, Book 5688, page 696 and Book 6011, page 130; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 207 & 208; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **OSCAR A. RESTREPO, A SINGLE MAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20170068447 DEEDWARR
Recvd: 08/08/17 11:53 2 pgs
Fees:13.00 Taxes:721.50
20170808-0081114

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of August, 2017.

Brittany D. Lambert

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Brittany D. Lambert and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 4th day of August, 2017.

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/24/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 4th day of August, 2017.

NOTARY PUBLIC
My Commission Expires: 1/23/18

CRYSTAL JOHNSTONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY