Tax Liability & Owner:
Rafael Jaramillo-Castro, et al
Maria G. Cortes-Arrendondo
2367 Broadway St.
Nashville, TN 37135

Map & Parcel 14708001300

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
117 South Spring Street
Manchester, Tennessee 37355

BILL GARRETT, Davidson County
Trans:T20170071581 DEEDWARR
Recvd: 08/17/17 13:28 3 pgs
Fees:18.00 Taxes:925.00
20170817-0084684

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MONICA E. CLEMONS, married, have bargained and sold and by these presents do hereby transfer and convey unto RAFAEL JARAMILLO-CASTRO and wife, MARIA G. CORTES-ARRENDONDO, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Being Lot No. 17 on the plan of BEVERLY HEIGHTS, Section 1, of record in Book 2331, page 26, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 17 fronts 100 feet on the westerly side of Hopedale Drive and runs back 291.9 feet on the northerly line and 168 feet on the southerly line to a dead line in the rear on which it measures 145 feet.
>
> And being the same property conveyed to Monica E. Clemons, a married person, by Warranty Deed from Cora Waller, an unremarried widow, dated May 26, 2013, and recorded on July 29, 2013 at 9:18 A.M. as Instrument Number 20130729-0078280, Register's Office, Davidson County, Tennessee.
>
> Note: Cora Waller and Cora Elizabeth Waller are one and the same person for the purposes contained herein.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RAFAEL JARAMILLO-CASTRO and wife, MARIA G. CORTES-ARRENDONDO, their heirs and assigns, forever.

AND I DO COVENANT with RAFAEL JARAMILLO-CASTRO and wife, MARIA G. CORTES-ARRENDONDO, 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.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns to warrant and forever defend the title of said land to RAFAEL JARAMILLO-CASTRO and wife, MARIA G. CORTES-ARRENDONDO, their heirs and asigns, against the lawful claims of all persons whomsoever.

MATTHEW SCOTT CLEMONS, husband of MONICA E. CLEMONS, does hereby join in the execution of this Warranty Deed for the purpose of relinquishing any and all marital rights he has to the property.

WITNESS our hands, this the 7 day of August, 2017.

Monica E. Clemons
Monica E. Clemons

Matthew Scott Clemons
Matthew Scott Clemons

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF ALABAMA)
COUNTY OF Madison)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MONICA E. CLEMONS and husband, MATTHEW SCOTT CLEMONS, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of August, 2017.

Tonya Mitchell
NOTARY PUBLIC

My Commission Expires: 09/13/2020

TONYA MITCHELL NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 9th day of August, 2017.

SHAWN TRAIL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 17, 2018