ADDRESS NEW OWNER: Maria Del Carmen Lazo De Torres
~~163 Suzanne Drive~~ 608 Amelia Dr.
Antioch, TN 37013
SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 16202002100

BILL GARRETT, Davidson County
Trans:T20170078662 DEEDWARR
Recvd: 09/08/17 10:06 2 pgs
Fees:13.00 Taxes:499.50
20170908-0092366

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Harriet D. White, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Maria Del Carmen Lazo De Torres*** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

*Married

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 48 on the Plan of Colewood Acres, Section 1, as of record in Book 3700, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot fronts 80 feet on the southerly side of Suzanne Drive and extends back 106.2 feet on the easterly line and 150 feet on the westerly line to a dead line, measuring 91.2 feet thereon.

Being the same property conveyed to Harriet Davidson White, married, from David A. Powell, unmarried, by Warranty Deed recorded on November 5, 2007, in Instrument No. 20071105-0130314, Register's Office for Davidson County, Tennessee. Harriet Davidson White is one and the same person as Harriet D. White.

This is property with a common address of 163 Suzanne Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 3700, Page 59, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 4003, Page 11, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of September 2017.

/s/ Harriet D. White by Charles Henry White, attorney in fact
Harriet D. White

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of September 2017, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles Henry White with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Harriet D. White, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Durable Power of Attorney recorded in Instrument No. 20150209-0011693 in said Register's Office.

Witness my hand and official seal at office, this 7th day of September 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

X María Del Carmen Lazo De Torres
Affiant

Subscribed and sworn before me this 7th day of September 2017.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1709K249