Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

Affiant

Subscribed and sworn to before me this 5th day of January, 2018.

Notary Public
My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 45255 DEEDWARR
01/08/2018 10:46:30 AM 2 pgs
Fees: $13.00 Taxes: $651.20
20180108-0002167

17-0600

Address of New Owner:	Send Tax Bills to:	Tax Information:
Karina Reyes Gonzalez		
352 Tusculum Road	NEW OWNER	162-01-0-013.00
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Evelyn B. Campbell, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Karina E. Reyes Gonzalez and Olvin O. Aviles Ramirez, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Fairlane Park of record in Plat Book 2331, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 88 feet on the North side of Tusculum Road and runs back 172.6 feet on the West line and 174.9 feet on the East line to a dead line in the rear on which it measures 83 feet.

Included in the above description but excluded therefrom is a tract of land containing 484 square feet, more or less, conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Thomas Carter and wife, of record in Book 4192, Page 6, said Register's Office.

Being the same property conveyed to Evelyn P. Bradley, unmarried by Warranty deed from Thomas Carter and wife, Sarah C. Carter of record in Book 4345, page 127, Register's Office for Davidson County, Tennessee, dated June 24, 1969 and recorded on June 26, 1969. Evelyn P. Bradley has since married and been predeceased by her husband, and is now known as Evelyn B. Campbell.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **352 Tusculum Road, Nashville, TN 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of January, 2018.

Evelyn B. Campbell

Evelyn B. Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Evelyn B. Campbell,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of January, 2018.

KIMBRA SPANN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

Kimbra Spann

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

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