ADDRESS NEW OWNER: Lorenzo A. Martinez
Beatriz Villeda
204 Melmack Drive
Nashville, TN 37211

SEND TAX BILL TO:

MAP-PARCEL NOS. 148-6-86.00

Bill Garrett Davidson County
Batch# 63916 DEEDWARR
03/01/2018 10:09:57 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180301-0019149

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, **Darryl G. Stevens and Kristy M. Greer Stevens FKA Kristy M. Greer, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Lorenzo A. Martinez and Beatriz Villeda, husband and wife** (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:

Being Lot No. 83 on the Plan of Murray Heights, of record in Plat Book 2663, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Darryl G. Stevens and wife, Kristy M. Greer from Thomas C. Turner and wife, Rachel M. Turner, by Deed recorded on May 7, 1996, in Book 10042, Page 19, Register's Office for Davidson County, Tennessee. The said Darryl G. Stevens and Kristy M. Greer have since married each other, and Kristy M. Greer is now known as Kristy M. Greer Stevens.

This is property with a common address of 204 Melmack Drive, Nashville, TN 37211.

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 paid prorated and assumed by Grantees at closing.(2) All matters appearing on the Plan of record in Plat Book 2663, Page 37, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2706, Page 329 said Register's Office.(4) Easement for sewer and/or storm drainage to Metro Government in Book 6181, Page 34, 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 28th day of February 2018.

Darryl G. Stevens

Kristy M. Greer Stevens FKA Kristy M. Greer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Darryl G. Stevens and Kristy M. Greer Stevens FKA Kristy M. Greer, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of February 2018.

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 $225,000.00.

Affiant

Subscribed and sworn before me this 28th day of February 2018.

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

Notary Public
My Commission Expires:

File No. 1802K040