STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $249,000.00

Affiant

Subscribed and sworn to before me, this 16th day of April, 2018.

Notary Public

My commission expires: 12/1/2020

(Notary Stamp)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 82767 DEEDWARR
04/19/2018 09:40:57 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20180419-0036889

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Luke Wurpel	**New Owner**	**Map/Parcel 092-05-0-329.00**
724 32nd Avenue North		
Nashville, TN 37209		

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,

Hector Mora, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luke Wurpel, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 19 feet of Lot No. 6 on the Plan of A. W. Wills' Subdivision of part of the Barrow Lands, as of record in Book 161, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ironelly M. Mora, unmarried, by Warranty Deed, from PT Development, LLC, dated June 24, 2004, of record in Instrument No. 20040706-0079675, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Hector Mora, a married person, by Quitclaim Deed, from Ironelly M. Mora, dated December 13, 2017, of record in Instrument No. 20171222-0130710, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 161, Page 107, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 724 32nd Avenue North, Nashville, TN 37209.

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 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 my/our hand(s) this 16th day of April, 2018.

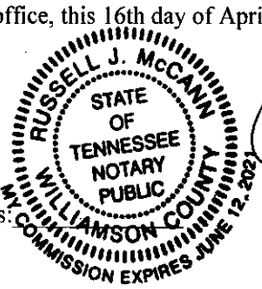
Hector Mora by Hector Basora Javier. ATTORNEY-IN-FACT
Hector Mora
By: Hector Basora Javier, Attorney-in-Fact

*I certify by my signature that this property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Hector Basora Javier,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Hector Mora, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Hector Mora, and is authorized by Hector Mora, to execute this instrument on his/her behalf.

Witness my hand, at office, this 16th day of April, 2018.



Notary Public

My Commission Expires:

File #: **180177JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027