30661-8 Box 14

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$540,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180638	Affiant Sworn to and subscribed before me this 1 day of May, 2018. Notary Public My Commission Expires: 1/17/21
After Recording Return To The Above.	JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Bill Garrett Davidson County
Batch# 87695 **DEEDWARR**
05/03/2018 09:20:27 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20180503-0042114

THIS INDENTURE, made this 1 day of May, 2018, among:

CINDY R. LUNSFORD

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ROBERT M. MARIGZA-YEO AND JAYME M. MARIGZA-YEO, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of C.H. Tritschler's Subdivision of Lots 347-348 and a part of 349 on the Plan of West Lawn Subdivision of record in Plat Book 843, Page 51, 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. 25 fronts 75 feet on the Northerly margin of West Lawn Drive and extends back 289.6 feet on the Westerly line and 272.6 feet on the Easterly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Amy L. Jones and Chris Wolff, as joint tenants with right of survivorship by Warranty deed from Louise A. Wiseman, unmarried of record in Book 11282, Page 798 Register's Office for Davidson County, Tennessee, dated December 23, 1998 and recorded on January 05, 1999. (Value of consideration shown in aforementioned deed $100,000.00.)

Being the same property conveyed to Amy L. Jones, an unmarried woman by Quitclaim deed from Amy L. Jones and Chris Wolff, as joint tenants with right of survivorship of record in Instrument No. 20020213-0018874 Register's Office for Davidson County, Tennessee, dated January 15, 2002 and recorded on February 13, 2002. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Amy L. Jones and Chris Wolff, as joint tenants with right of survivorship by Quitclaim deed from Amy L. Jones of record in Instrument No. 20030304-0028568 Register's Office for Davidson County, Tennessee, dated February 24, 2003 and recorded on March 04, 2003. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Kenneth R. Hoskins and wife, Cindy R. Lunsford by Warranty deed from Amy L. Jones, now known as Amy L. Wolff and husband, Chris Wolff of record in Instrument No. 20160322-0026997 Register's Office for Davidson County, Tennessee, dated March 21, 2016 and recorded on March 22, 2016. (Value of consideration shown in aforementioned deed $530,000.00.)

Being the same property conveyed to Cindy R. Lunsford by Quitclaim deed from Kenneth R. Hoskins of record in Instrument No. 20170508-0045536 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on May 08, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 4200 Westlawn Drive Nashville, Tennessee 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Cindy R. Lunsford

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Cindy R. Lunsford, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2018.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:

Owner Name & Property Address:

Name: Robert M. Marigza-Yeo and Jayme M. Marigza-Yeo
Address: 4200 Westlawn Drive
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Farmington Mortgage, a Div of CapStar Bank
Address: 2002 Richard Jones Rd, Ste 300A
City, State, Zip: Nashville, TN 37215

Tax ID: 103-08-0-123.00