Prepared by:

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this 25th day of January, 2019.

Notary Public
My Commission Expires: 3/3/2019

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 190967 DEEDWARR
02/01/2019 02:14:56 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20190201-0009901

19-0001

Address of New Owner:	Send Tax Bills to:	Tax Information:
Danny Lamar Heyward, Jr.	Ameris Bank	
4328 Eatons Creek Road	1800 Parkway Place, Suite 820	058-00-0-076.00
Nashville, TN 37218	Marietta, GA 30067	

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

Federico Leon, married,

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

Danny Lamar Heyward, Jr., single man,

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

Land in the Thirteenth (13th) Civil District of Davidson County, Tennessee, being further described as follows:

Beginning at a point 119 feet east of the center of Eatons Creek Road; thence North 71 degrees East 131 feet to a point; thence North 19 degrees West 93 feet to a point; thence South 71 degrees West 131 feet to a point; thence South 19 degrees East 93 feet to the point of beginning.

Being the same property conveyed to Jose Carapia and wife, Maria Carapia and Federico Leon by Warranty Deed from Maria Chavez of record in Instrument No. 20000908-0089049 Register's Office for Davidson County, Tennessee, dated August 31, 2000 and recorded on September 8, 2000.

Being the same property conveyed to Federico Leon, unmarried by Quitclaim Deed from Jose Carapia and wife, Maria Carapia and Federico Leon of record in Instrument No. 20140606-0049462 Register's Office for Davidson County, Tennessee, dated December 6, 2013 and recorded on June 6, 2014.

Spouse of the Grantor hereby joins in this conveyance to convey any marital interest, if any, in the subject property.

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

This is improved property located at **4328 Eatons Creek Road, Nashville, TN 37218.**

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 25th day of January, 2019.

Federico Leon

Federico Leon

Monserrat Quintana Torres

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Federico Leon and Monserrat Quintana Torres**, 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 Ashland City, Tennessee, this 25th day of January, 2019.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann

Kimbra Spann, Notary Public

My Commission Expires: 3/3/2019