This Instrument Prepared by
Edwin S. Pyle
333 Commerce Street, Suite 1400
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 202216 **DEEDWARR**
03/06/2019 10:21:37 AM 3 pgs
Fees: $18.00 Taxes: $84.36

20190306-0020368

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $22,800.00

Affiant

SHELLI WOLFE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me this
4 day of March, 2019.

Notary Public

My Commission Expires: 8/7/22

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
Angel Hugo-Lopez **et. ux. Virginia Lopez-Mendez** **190 Luna Drive** **Nashville, Tennessee 37211**	**Same as Owner**	**148-03-0-167.1**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **ALEJANDRO OREGEL YEPEZ** and wife, **NORMA N. OREGEL**, hereinafter referred to as "Grantor", for themselves and their heirs, successors, and assigns, have bargained and sold and do hereby transfer and convey unto **ANGEL HUGO-LOPEZ** and wife, **VIRGINIA LOPEZ-MENDEZ**, hereinafter referred to as "Grantee", their heirs, successors, and assigns, a Forty percent (40%) undivided interest in that certain tract or parcel of land located in Davidson County, Tennessee, and more particularly described in **Exhibit A** attached hereto and incorporated by this reference, the "Property".

The Property is improved property known as **190 Luna Drive, Nashville, Tennessee, 37211**.

It is agreed that Grantor and Grantee shall be entitled to Sixty percent (60%) and Forty percent (40%), respectively, of all rents and other revenues from the Property and that Grantor and Grantee shall be obligated and responsible for Sixty percent (60%) and Forty percent (40%), respectively, of all costs and expenses with respect to the Property.

TO HAVE AND TO HOLD such undivided interest in the Property, together with all the appurtenances, hereditaments and interests thereunto belonging or in any way appertaining thereto to the said Grantee and their heirs, successors, and assigns forever.

AND Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has good right to sell and convey the same, that the same is unencumbered, and that Grantor covenants and binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for those matters appearing in that document of record in Plat Book 4460, Page 27, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of March, 2019.

Alejandro Oregel Yepez
Alejandro Oregel Yepez

Norma Oregel
Norma N. Oregel

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ALEJANDRO OREGEL YEPEZ and wife, NORMA N. OREGEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are husband and wife and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of March, 2019.

Shelli Wolfe
Notary Public

My Commission expires: 8/7/22

SHELLI WOLFE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

61586857.1

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot 1046, as shown on the map entitled the Plan of Section 10, Cherokee Hills, of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to ALEJANDRO OREGEL YEPEZ and wife, NORMA N. OREGEL, by deed from WILLIAM A. SMOTHERMAN, III, of record as Instrument No. 20100629-0050543, dated November 1, 2016, in said Register's Office.