| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 544,900.00.<br>Affiant |
| Karen Johnson Davidson County<br>Batch# 324836 DEEDWARR<br>12/04/2019 02:09:14 PM 2 pgs<br>Fees: $13.00 Taxes: $2,016.13<br>20191204-0125141 | SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF December, 2019<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Quintanilla | Financial Federal Bank | MAP 083-03-4M- |
| 2230 B Carter Avenue | 1715 Aaron Brenner Drive #100 | PARCEL 002.00-CO |
| Nashville, TN 37206 | Memphis, Tn. 38120 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **E Lee Properties, LLC, a Tennessee Limited Liability Compant**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael A. Quintanilla, a married man**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. B on the Plan of Homes at 2230 Carter Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180924-0094438, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E. Lee Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Caitlin Custom Homes and Remodel, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181016-0102347 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 16, 2018 and Affidavit of Scrivener' s Error recorded in Instrument No. 20181101-0108190.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; all matters shown on the Plan of record in Plat Book 21, Page 9; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20180924-0094438; (4) Subject to rights of others in and to the common areas and/or elements; (5) (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2230 B Carter Avenue, Nashville, TN 37206.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-MQ-19-2230B

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 the 3rd day of December, 2019.

E Lee Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Eileen LaBonte Lee, Member

_____
Christopher Lee, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Eileen LaBonte Lee and Christopher Lee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they as all of the Members of the maker, **E Lee Properties, LLC, a Tennessee Limited Liability Company**, and are authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 3rd day of December, 2019.

My Commission expires 1-6-20

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE