This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: William W. Burton, Esq.

Karen Johnson Davidson County
Batch# 472747 DEEDWARRSP
09/09/2020 03:22:30 PM 6 pgs
Fees: $33.00 Taxes: $869.50
20200909-0102838

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Ezequiel Torres and Hortensia N. Chavarria 3871 Lake Aire Drive Nashville, Tennessee 37217	Ezequiel Torres and Hortensia N. Chavarria 3871 Lake Aire Drive Nashville, Tennessee 37217	Parcel No. 13603000600

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **FILO MARTINEZ and wife, VERONICA MARTINEZ** (hereinafter collectively referred to as "Grantor"), herein this day have bargained and sold, and do hereby transfer and convey, unto **EZEQUIEL TORRES AND HORTENSIA N. CHAVARRIA** (hereinafter collectively referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming through or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8 day of August, 2020.

GRANTOR:

FILO MARTINEZ

VERONICA MARTINEZ

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared FILO MARTINEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 2020.

NOTARY PUBLIC

My Commission Expires:
3 9 24

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 25, 2024

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared VERONICA MARTINEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 2020.

NOTARY PUBLIC

My Commission Expires:
3 2 5 24

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR 25 2024

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $235,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Ezequiel Torres
Affiant

Sworn to and subscribed before me,
this 4th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 3-25-24

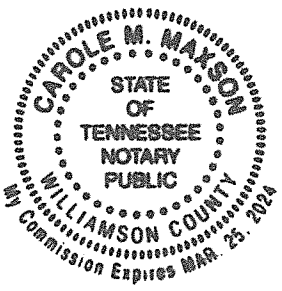


Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot(s) 117, as shown on the map entitled the Plan of Priest Lake Park Subdivision, Section 2, of record in Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FILO MARTINEZ AND VERONICA MARTINEZ, HUSBAND AND WIFE, by deed from MARIAN EILEEN MURNANE A/K/A MARION E. MURNANE, of record in Instrument No. 20161003-0103922, dated September 30, 2016, said Register's Office.

Property Address: 3871 Lake Aire Drive, Nashville, Tennessee 37217

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4175, Pages 56, 57 and 58, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Valerie Matlock, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

