Karen Johnson Davidson County
Batch# 494139 DEEDWARR
10/13/2020 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20201013-0118594

Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2020.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jose Luis Ayala Amaya Reina Margarita Serrano Bonilla	FIRST COMMUNITY MORTGAGE LLC	071-01-0-104.00
410 Matthews Court	262 ROBERT ROSE DR STE 200	
Nashville, TN 37207	MURFREESBORO TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREEN ELEPHANT DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSE LUIS AYALA AMAYA AND REINA MARGARITA SERRANO BONILLA, HUSBAND AND WIFE, AND MIGUEL ANGEL AYALA AMAYA, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 46 on the Plan of Revised Plan of Trinity Hills Village, Section One, First Addition of record in Plat Book 4175, Page 92, 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 46 fronts 55.0 feet on the Southerly margin of Matthews court and extends back 124.0 feet on the Easterly line and 115.7 feet on the Westerly line to a dead line in the rear measuring 74.1 feet thereon.

Being the same property conveyed to Ernest Cecil, Jr., and wife, Ruby Cecil by Warranty deed from Trinity Hills Village, Inc., a Tennessee Corporation of record in Book 4487, page 16, Register's Office for Davidson County, Tennessee, dated March 16, 1971 and recorded on March 18, 1971.

Affidavit of Heirship recorded on July 23, 2020 of record in Instrument No. 20200723-0081286.

Being the same property conveyed to Ernest B. Cecil, Ruby J. Joyner, Sherman R. Cecil by Quitclaim deed from Larentina Campbell Gray of record in Instrument No. 20200724-0081492 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 24, 2020.

Being the same property conveyed to Ernest B. Cecil, Ruby J. Joyner, Sherman R. Cecil by Quitclaim deed from John Jason Cecil of record in Instrument No. 200200724-0081493 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 24, 2020.

Being the same property conveyed to Music city Financial, LLC, a Texas Limited Liability Company by Warranty deed from Ernest B. Cecil and Ruby J. Joyner and Sherman R. Cecil of record in Instrument No. 20200724-0081575 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 24, 2020.

Being the same property conveyed to Green Elephant Development LLC, an Arizona Limited liability company by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20200729-0083424 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 29, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 410 Matthews Court, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2020.

Green Elephant Development LLC, an Arizona Limited Liability Company

By: _____
Bryant Aplass, Authorized Member

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bryant Aplass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Green Elephant Development LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2020.

Catherine R Angle
Notary Public

My Commission Expires: 3/11/2024

CATHERINE R ANGLE
Notary Public, State of Arizona
Maricopa County
Commission # 578877
My Commission Expires
March 11, 2024

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022