WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009.~~ WTC

(AFFIX SEAL) 11/22/10

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edmundo J. Cepeda	New Owner	181-01-0B-072.00-CO
(NAME)	(NAME)	
665 Sugar Mill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Timothy Chad Zickos and wife, Karisa Zickos, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edmundo J. Cepeda and wife, Gilda Anahi Gutierrez Dominguez, HEREINAFTER CALLED THE GRANTEES, 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. 155, Section Two, Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for amore complete and accurate description thereof.

Being the same property conveyed to Timothy Chad Zickos, an unmarried person, by Warranty Deed dated March 31, 2005 from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument no. 20050408-0038790, Register's Office for Davidson County, Tennessee.

Karisa Zickos, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Timothy Chad Zickos and Karisa Zickos by Andy Brown as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____, in The Register's Office for Davidson County. * #20090820-0078276 and # 20090820-0078277

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

unimproved ☐

This is improved ☒ property, known as 665 Sugar Mill Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20090056949 DEEDWARR
Recvd: 08/20/09 08:29 2 pgs
Fees:13.00 Taxes:888.00
20090820-0078278

Witness my hand this 18th day of August, 2009.

Timothy Chad Zickos by [illegible] as his Attorney in Fact
Timothy Chad Zickos
By Andy Brown as His Attorney-In-Fact

Karisa Zickos by [illegible] as her Attorney in Fact
Karisa Zickos
By Andy Brown as Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Chad Zickos and Karisa Zickos, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 19th day of August, 2009.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of August, 2009, before me personally appeared Andy Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Timothy Chad Zickos and Karisa Zickos, and acknowledged that he executed the same as the free act and deed of the said Timothy Chad Zickos and Karisa Zickos, through Power of Attorney granted Andy Brown by the said Timothy Chad Zickos and Karisa Zickos.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of August, 2009.

Commission Expires: 11/14/09

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES DAVIDSON COUNTY