This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address & Send Tax Bills to:
Carlos Reyes
216 Centerview Dr.
Suite 155
Brentwood, TN 37207

MAP: 043020A
PARCEL: 229.00CO

BILL GARRETT, Davidson County
Trans:T20120028530 DEEDWARR
Recvd: 04/19/12 10:21 2 pgs
Fees:13.00 Taxes:160.95
20120419-0033466

WARRANTY DEED

THIS INDENTURE, made this 18th day of April, 2012 between

Janice Y. Brown, a single woman

of Lincoln County, Tennessee, hereinafter referred to as **Grantor**, and

Carlos Reyes, a married man

of Sumner, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 229 on the Plan of a Re-subdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Janice Y. Brown, a single woman by Warranty Deed from Sandra J. Whistle Wright and husband, Jerry B. Wright, Jr. dated May 23, 2003 and being of record in Instrument Number 20030530-0073331, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Janice Y. Brown by Tiffany Eden-Miller, Attorney in Fact

Janice Y. Brown by Tiffany Eden-Miller, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2012, before me personally appeared Tiffany Eden-Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janice Y. Brown, and who acknowledged that he/she executed the same as the free act and deed of Janice Y. Brown.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 18th day of April, 2012.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $43,500.00.

Tiffany Eden-Miller
Affiant

Sworn to and subscribed before me, this 18th day of April, 2012.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY