This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/24/13 13:29 3 pgs
Fees:18.00 Taxes:48.10
20130124-0007933

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of January, 2013, by and between Andreas Liekefett and Martina Pergande, party of the first part, and Everardo Santiago-Julian, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Situated in the 6th Civil District of Davidson, Tenn., about 7 miles from Nashville, near the Nolensville Turnpike, beginning at a stake the southwest corner of Albert Whitlow, Sr., land; thence west Gilbert Taylor's land; thence north with Gilbert Taylor's land to Easter Taylor's corner; thence east with Easter Taylor's line to Albert Whitlow, Sr., corner, thence with Albert Whitlow's west line South to the beginning containing one half acre more or less.

Being all or part of the same property conveyed to Andreas Liekefett and Martina Pergande, by virtue of that certain Warranty Deed dated May 15, 2008, at Instrument No. 20080515-0050189 in the Register's Office of Davidson County, Tennessee. *Sellers warrant that this property was never used as their primary residence.*

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Andreas Liekefett by Bruce Robinson Attorney In Fact
Andreas Liekefett, by Bruce Robinson Attorney In Fact

Martina Pergande by Bruce Robinson Attorney In Fact
Martina Pergande, by Bruce Robinson Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of January 2013, before me personally appeared Bruce Robinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Andreas Liekefett and acknowledged that he executed the same as the free act and deed of the said Andreas Liekefett .

20130124-0007931

WITNESS my hand and official seal at office this 11th day of January, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of January 2013, before me personally appeared Bruce Robinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Martina Pergande and acknowledged that he executed the same as the free act and deed of the said Martina Pergande.

20130124-0007932

WITNESS my hand and official seal at office this 11th day of January, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Everardo Santiago-Julian
3405 Brewer Dr
Nashville, TN 37211

Tax Parcel No 14707010100

Property Address: 4410 Winston Avenue W
Nashville, TN 37211

MAIL TAX
BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $13,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Everardo Santiago
AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of January, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13