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BILL GARRETT, Davidson County
Trans:T20130026526 DEEDWARR
Recvd: 04/02/13 11:53 2 pgs
Fees:13.00 Taxes:429.20
20130402-0032339

This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of March, 2013, by and between Kisik Park, a married woman, party of the first part, and Evelin Centeno, 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:

Lot No. 885 on the Plan of Cherokee Hills, Section Eight, of record in Book 3700, Page 154, Register's Office for said County.

Said Lot Number 885 fronts 73.0 feet on the northeasterly margin of Overby Drive and extends back 157.8 feet on the northwesterly line and 161.4 feet on the southeasterly line to a dead line in the rear measuring 73.0 feet thereon.

Being all or part of the same property conveyed to Kisik Park, by virtue of that certain Cash Deed dated August 30, 2012, at Instrument No. 20120904-0079608 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment purposes only and never as her 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.

Kisik Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kisik Park, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Evelin Centeno 230 Overby Drive, Antioch, TN 37013
Tax Parcel No	14803013200
Property Address:	230 Overby Drive Antioch, TN 37013
MAIL TAX BILLS TO:	Bank of America, NA, 6400 Legacy Drive Plano, TX 75024

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 $116,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of March, 2013.

Notary Public

My Commission Expires: 11/5/2014

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014