BILL GARRETT, Davidson County
Trans:T20130101257 DEEDWARR
Recvd: 12/03/13 09:27 2 pgs
Fees:13.00 Taxes:518.00
20131203-0122803

25508-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**. Affiant Subscribed and sworn to before me, this the 27th day of November, 2013. Notary Public My commission expires: (AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Fidel D. Perez**	Send Tax Bills To: **CMG Mortgage, Inc.**	Map-Parcel Numbers **Map 133-12-0, Parcel 094.00**
438 Tampa Drive	**3160 Crow Canyon Road, Ste 400**	
Nashville, TN 37211	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Raul E. Morejon and Norma E. Seara, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fidel D. Perez, a single man

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. 48 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office for Davidson County,Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Raul E. Morejon and wife Norma E. Seara, by Deed from David Perillo and wife, Heather Perillo, dated February 26, 2002, of record in Instrument No. 20020313-0031489, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Book 3600, Page 64, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 3251, page 18, Book 3792, page 445 and in Book 3816, Page 784, Register's Office for Davidson County, Tennessee.**

3) **Easement for Sanitary Sewer Line of record in Book 3312, page 560, said Register's Office.**

4) **Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.**

This is improved (_X___) Unimproved (____) property, known as **438 Tampa Drive, Nashville, TN 37211**

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 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.

Witness my/our hand(s) this **27th** day of **November, 2013.**

Raul E. Morejon
Raul E. Morejon

Norma E. Seara
Norma E. Seara

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Raul E. Morejon and Norma E. Seara,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **November, 2013.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____