BILL GARRETT, Davidson County
Trans:T20130104254 DEEDWARR
Recvd: 12/13/13 11:21 2 pgs
Fees:13.00 Taxes:351.13
20131213-0126366

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00.

Leeza Osborne
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2013.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana Munguia 532 Piccadilly Row Antioch, TN 37013	Same address as new owner	149-02-0-A-087.00 CO

FOR AND IN CONSIDERATION of the sum of Ninety Four Thousand Nine Hundred and 00/100 Dollars ($94,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KATHERINE H. WALKER, SINGLE WOMAN, BY AND THROUGH HER LAWFUL ATTORNEY-IN-FACT, MICHAEL WALKER**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ANA MUNGUIA AND CLAUDIO VAZQUEZ, WIFE AND HUSBAND**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Piccadilly Square, Phase I, of record in Book 5200, Pages 720, 721, 722, Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Katherine H. Walker, single woman, by Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), dated 5/4/2012, recorded 5/24/2012, of record in Instrument No. 20120524-0045192, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 5200, Pages 720, 721, and 722; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designed as 532 Piccadilly Row, Antioch, TN 37013.

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

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 26th day of November, 2013.

Katherine H Walker by Michael Walker the attorney in fact

KATHERINE H. WALKER BY MICHAEL WALKER, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 26th day of November, 2014 before me, appeared Michael Walker, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Katherine H. Walker and that said instrument was signed in behalf of the said Katherine H. Walker by himself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Leslie Garside

Notary Public

My commission expires: 12/23/2014