WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140024786 DEEDWARR
Recvd: 04/11/14 14:27 2 pgs
Fees:13.00 Taxes:303.40
20140411-0030692

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2014

Notary Public:

MY COMMISSION EXPIRES: 3/1/16
(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Corey MacDonald	Peoples Home Equity	Parcel ID:
3213 Oakview Ct.	5205 Maryland Way, Ste. 100	15007025300
Antioch, TN 37013	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Carlos Eduardo Lomanto, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Corey MacDonald and Taylor Sherman, as Joint Tenants with Rights of Survivorship
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 16-A, as shown on the map entitled Zone Lot Division, Lot No. 16 on the Plan of Lakeshore Woods, Section 2, of record in Plat Book 5200, Page 767, amending Plat Book 5200, Page 608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Carlos Eduardo Lomanto by deed from Federal National Mortgage Association akaa Fannie Mae, of record in Instrument 20060428-0048813, dated April 25, 2006, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6230, Page 385, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 767 amending Plat Book 5200, Page 608, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3213 Oakview Ct., Antioch, TN 37013

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, their heirs and assigns forever; and we do covenant with 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 hand this 4th day of April, 2014.

Carlos Eduardo Lomanto

STATE OF OHIO
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlos Eduardo Lomento, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of April, 2014.

My Commission Expires: 1-16-2017 Patricia A. Russell
Notary Public



PATRICIA A. RUSSELL
Notary Public, State of Ohio
My Commission Expires
January 16, 2017