G-25951-8
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030174 DEEDWARR
Recvd: 05/02/14 10:11 2 pgs
Fees:13.00 Taxes:647.50
20140502-0037216

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2014.

Notary Public

My commission expires: 11/6/17

(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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:	Send Tax Bills To:	Map-Parcel Numbers
Nolberto Saracay	U.S. Bank, NA	Map 183-05-0-A Parcel 138-00co
4105 October Woods Drive	P.O. Box 20005	
Antioch, TN 37013	Owensboro, KY 42304-0005	

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,

Anthony Gillion and Jennifer C. Gillion, husband and wife

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

Nolberto Saracay and Yomara Reyes, husband and wife

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. 400, on the Plat of Revision One, Phase Two, Section Four, October Woods, of record in Book 9700, Pages 437 and 438, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anthony Gillion and Jennifer C. Schmitz, by Deed dated June 15, 2005 from Wells Fargo Bank, N.A. as Trustee of record in Instrument No. 20050623-0072498, Register's Office for Davidson County, Tennessee. The property was further conveyed to Anthony Gillion and Jennifer C. Gillion, husband and wife, by Quitclaim Deed dated August 19, 2011 of record in Instrument No. 20110824-0065583, said Register's Office.

This instrument is being executed on behalf of Anthony Gillion and Jennifer C. Gillion, pursuant to a Power of Attorney executed by same on the 29th day of April, 2014, of record in Instrument No. 20140502-0037215 **, Register's Office for Davidson County, Tennessee.**

Conveyance of the above described parcel of land is subject to the following:
1) The Plan of record in Book 9700, Pages 437 and 438, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
2) All matters shown on the Boundary Plat of record in Book 7900, Page 909, said Register's Office.
3) An Easement for Permanent Drainage of record in Book 8443, Page 75, said Register's Office.
4) Storm water Detention Agreement of record in Book 9771, Page 560, said Register's Office.
5) Conveyance of common area to October Woods Homeowners Association, Inc. of record in Instrument No. 20000425-0041127, said Register's Office.
6) Declaration of Covenants, Conditions and Restrictions of October Woods of record in Book 9840, Page 276, and Supplemental for Phase Two, Section 4 in Book 10548, Page 501, Register's Office for Davidson County, Tennessee.
7) By-Laws of October Woods Homeowners' Association, Inc. of record in Book 9840, Page 267, Register's Office for Davidson County, Tennessee.
8) Charter of October Woods Homeowners' Association, Inc. of record in Book 9840, Page 259, Register's Office for Davidson County, Tennessee.
9) Taxes for current year which have been prorated and assumed by the Grantees herein.

This is improved (_ X__) Unimproved (____) property, known as **4105 October Woods Drive, 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 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 **30th** day of **April, 2014.**

Anthony Gillion by Kathy Hand, Attorney-in-Fact

Anthony Gillion By: Kathy Hand, Attorney in Fact

Jennifer C. Gillion by Kathy Hand, Attorney-in-Fact

Jennifer C. Gillion By: Kathy Hand, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Kathy Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Anthony Gillion and Jennifer C. Gillion,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Anthony Gillion and Jennifer C. Gillion** for the purpose therein contained, by signing the name of **Anthony Gillion and Jennifer C. Gillion,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **April, 2014**.

My Commission expires: 11/6/17

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public