THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No: 140305C**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00 Affiant Subscribed and sworn to before me, this30th day of April, 2014. Notary Public My Commission Expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

WARRANTY DEED

Address New Owner: Ibis E. Rosales-Palma 312 Camille Ct Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 174110A15700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dustin Prewitt and Lisa Prewitt, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ibis E. Rosales-Palma, a single man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 445, CANE RIDGE FARMS, PHASE TWO, as shown on plat of record in Instrument No. 20020821-0101307, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dustin Prewitt and Lisa Prewitt, husband and wife by Special Warranty Deed from Federal Home Loan Mortgage Corporation, recorded on the 28th day of January, 2009 in Instrument No. 20090128-0007401, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANE RIDGE FARMS, PHASE TWO, as recorded in Instrument No. 20020821-0101307.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848 and 20060112-0004819.

Charter of Homeowners Association recorded at Instrument Nos. 20010815-0088360 and 20010816-0088852.

Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20010815-0088361.

Easement for Right of Way, recorded in Book 4428, Page 565 and Book 5078, Page 476.

Easement for Transmission Line, recorded in Book 4420, Page 36 and Book 4428, Page 565.

BILL GARRETT, Davidson County
Trans:T20140031709 DEEDWARR
Recvd: 05/07/14 14:42 2 pgs
Fees:13.00 Taxes:666.00
20140507-0039162

Easement to United Telephone, recorded in Instrument No. 20020123-0009340.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20010300-1072141.

This is improved property located at 312 Camille Ct Antioch TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2014.

Dustin Prewitt

Lisa Prewitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dustin Prewitt and Lisa Prewitt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014