BILL GARRETT, Davidson County
Trans:T20140033980 DEEDWARR
Recvd: 05/15/14 13:51 2 pgs
Fees:13.00 Taxes:460.65
20140515-0041901

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 16514016100

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Ladislao Villalpando
1517 Water Oak Court
Antioch, TN 37013

SEND TAX BILLS TO
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **REBECCA E. RANDALL, AN UNMARRIED WOMAN** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LADISLAO VILLALPANDO AND NGA VILLALPANDO, HUSBAND AND WIFE** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 278, Section 17, Peppertree Forest, according to plat and survey of same appearing of record in Plat Book 8250, page 196, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Rebecca E. Randall, an unmarried woman, by Warranty Deed from The Secretary of Veterans Affairs, dated February 5, 2013, appearing of record in Instrument No. 20130212-0014310, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 8250, page 196 and Restrictions of Peppertree Forest Subdivision of record in Deed Book 8983, page 772 both in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1517 Water Oak Ct., Antioch, TN, 37013.

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

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13th day of May, 2014.

Rebecca E. Randall

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rebecca E. Randall, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 13th day of May, 2014

NOTARY PUBLIC

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $124,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

My Commission Expires:
05-23-2016

AFFIANT

Sworn to and subscribed before me this 13 day of May, 2014

NOTARY PUBLIC

My Commission Expires: 5.20.17

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY