THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal, Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14040596

Davidson County DEEDWARR
Recvd: 05/19/14 07:53 3 pgs
Fees:18.00 Taxes:980.50
20140519-0042530

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Karen J Fillbach
Affiant

Subscribed and sworn to before me, this 16th day of May, 2014.

Notary Public
My Commission Expires: January 11, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Williams and Katie Williams 665 Sugar Mill Dr Nashville TN 37211	~~New Owner~~ Bancorp South Bank P.O. Box 3356 Tupelo, MS 38803	Tax Parcel ID No. 181010B07200CO

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, **Edmundo J. Cepeda and wife, Gilda Anahi Gutierrez Dominguez** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Katie J. Williams and John L. Williams, wife and husband,** ("Grantees"), its 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 155, SECTION TWO, ADDITION TO SUGAR VALLEY, A RS10 CLUSTER LOT SUBDIVISION, as shown on plat of record in Instrument No. 20040622-0073636, 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 Edmundo J. Cepeda and wife, Gilda Anahi Gutierrez Dominguez by Warranty Deed from Timothy Chad Zickos and wife, Karisa Zickos, recorded on the 20th day of August, 2009 in Instrument No. 20090820-0078278, 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 SECTION TWO, ADDITION TO SUGAR VALLEY, as recorded in Instrument No. 20040622-0073636.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11069, Page 14 and Instrument Nos. 20030708-0093637, 20040203-0013041, 20040623-0074495 and 20050106-0002201.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter of Homeowners Association recorded in Book 11069, Page 6.

Easement for Sanitary Sewer, recorded at Instrument Nos. 20010918-0100850 and 20040426-0046856.

Storm Water Detention Agreement recorded at Instrument Nos. 20020722-0087469, 20030731-0108555 and 20040305-0025147.

This is improved property located at 665 Sugar Mill Dr Nashville, TN 37211.

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 16th day of May, 2014.

Edmundo J. Cepeda

Gilda Anahi Gutierrez Dominguez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edmundo J. Cepeda and Gilda Anahi Gutierrez Dominguez, 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 16th day of May, 2014.

Notary Public

My Commission Expires: _____

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

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County