Davidson County DEEDWARR
Recvd: 09/22/14 14:00 3 pgs
Fees:18.00 Taxes:444.00
20140922-0086826

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of September, 2014, by and between Fred W Warren Jr and Margaret S Warren, as joint tenants with rights of survivorship , party of the first part, and Gustavo A Perez, an unmarried man and Mynor A Perez Gonzalez, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the plan of Hazelwood, Section 16 of record in Book 5060, Page 70, Register's Office for said County.

SAID Lot No. 36 fronts 62.5 feet on the northerly margin of Dowdy Drive and extends back 137.71 feet on the easterly line and 134.05 feet on the westerly line to a dead line in the rear, measuring 72.71 feet thereon.

Being all or part of the same property conveyed to Fred William Warren, Jr. and Margaret L. Shacklett, by virtue of that certain Warranty Deed dated May 27, 1977, at Book 5156, Page 317 in the amount of $29,750.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 5137, Page 701 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Fred W Warren Jr

Margaret S Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Fred W Warren Jr and Margaret S Warren, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of September, 2014.

Notary Public

My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2016

Property Owner & Address:	Gustavo A Perez and Mynor A Perez Gonzalez 4432 Dowdy Drive Antioch, TN 37013
Tax Parcel No	14808016000
Property Address:	4432 Dowdy Drive Antioch, TN 37013
MAIL TAX BILLS TO:	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle **Birmingham, AL 35244**
Firm File #:	20140721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of September, 2014.

Notary Public

My Commission Expires:_____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN
My Comm Expires January 23, 2016

Certificate of Authenticity

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JUNE 21, 2016