Davidson County	DEEDWARR
Recvd: 10/29/14 12:07	2 pgs
Fees:13.00 Taxes:481.00	
20141029-0099828	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mercedes Perez	Peoples Home Equity	176050B16000CO
(NAME)	(NAME)	
5319 Sunnyvale Drive	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Demetria L. Beck Owen, a married woman and Husband, Efe Owen**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mercedes Perez and Somach Davila, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 264, on the plan of Hickory Woods Estates, Section "C", as shown on plat of record in Plan Book 6900, Page(s) 885-887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Demetria L. Beck, an unmarried person by Warranty Deed dated 03/19/2004 from Priscila Fernandez-Behr and Phillip Behr, wife and husband of record in Instrument 200403230032901, Register's Office for Davidson County, Tennessee.

The said Demetria L. Beck having since married is also known as Demetria L. Beck Owen.
The said Demetria L. Beck and Demetria L. Beck Owen is one in the same person.
The said Efe Owen joins in this conveyance to waive any and all rights he has in said property.

All matters as set forth per Book 6900, Page 884, Book 6900, Page 885, Book 6900, Page 886, Book 6900, Page 887, said Register's Office.

Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 9616, Page 187, and amended in Book 9616, Page 470, and amended in Book 9616, Page 477, and amended in Book 9764, Page 44, and amended in Book 7932, Page 648, and amended in Instrument 200012070120450, and amended in Instrument 200106140062709, and amended in Instrument 200110150111957, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9790, Page 311, said Register's Office.

Charter of record in Book 9680, Page 319, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 9786, Page 923, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5319 Sunnyvale Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 27th day of October, 2014.

Demetria L. Beck Owen

Efe Owen

State of Tennessee
County of Wilson

Personally appeared before me Demetria L. Beck Owen and Efe Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Certificate of Authenticity

I, Gail Hudson 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

File No.: 01288-22615
SMG TN Warranty Deed

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18