STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF November, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/27/16
File No. G14-0106D

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140085224 DEEDWARR
Recvd: 11/12/14 11:27 2 pgs
Fees:13.00 Taxes:416.25
20141112-0104132

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eliud Lopez Garza, a married man (NAME)	Southeast Financial Credit Union (NAME)	182-6-A-125 CO
8193 Ramstone Way (STREET ADDRESS)	220 S. Royal Oaks Blvd PO Box 681828 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Thomas Michael Santomango and Mary Patricia Santomango**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eliud Lopez Garza and Martha Leticia Martinez Garza, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 121 on the plan of OLD HICKORY, PHASE TWO, SECTION ONE, as shown by plat of record in Instrument No. 20030623-0086188, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tammy Santomango, a single woman, from the Craig Company by Deed dated February 20, 2004, and as of record in Instrument No. 20040301-0023013, said Register's Office; further being the same property conveyed to Tammy Santomango from Thomas Santmango by Quit Claim Deed dated December 24, 2012, and as of record in Instrument No. 20121231-0120668, and from Mary Santomango by Quit Claim Deed dated December 24, 2012, and as of record in Instrument No. 20121231-0120669, said Register's Office. The said Tammy Santomango having since died intestate June 21, 2013 leaving Thomas Michael Santomango and Mary Patricia Santomango as her heirs at law. See also Affidavit of Heirship of record in Instrument No. 20141112-0104130, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Instrument No. 20020116-0006750 and Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement as recorded in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers/storm drainage as recorded in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.

6. Easement to United Telephone Co. as recorded in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.

7. Subject to ingress/egress to cemetery as recorded in Instrument No. 20000203-0011193, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Thomas Michael Santomango is signed by his/her duly appointed Attorney-in-fact Steven T. Russ, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.
The signature of Mary Patricia Santomango is signed by his/her duly appointed Attorney-in-fact Steven T. Russ, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 8193 Ramstone Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 4th day of November, 2014.

THOMAS MICHAEL SANTOMANGO

Thomas Michael Santomango by Ste T. R

By: _____ November 04, 2014
Steven T. Russ, Attorney in Fact — Date

MARY PATRICIA SANTOMANGO

Mary Patricia Santomango by Ste T. R

By: _____ November 04, 2014
Steven T., Attorney-in-Fact — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steven T. Russ, Attorney in Fact for Thomas Michael Santomango and Mary Patricia Santomango, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney in Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of November, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066