BILL GARRETT, Davidson County
Trans:T20140091097 DEEDWARR
Recvd: 12/05/14 09:23 2 pgs
Fees:13.00 Taxes:469.53
20141205-0111503

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Gilberto Vasquez Soto
4813 Peppertree Dr.
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Cornerstone Home Lending, Inc.
1177 West Loop South, suite 200
Houston, TX 77027

MAP/**PARCEL 173-1-72.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMIE STAATS, married,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **GILBERTO VASQUEZ-SOTO, a married man, and MONICA VASQUEZ-SOTO, a married woman,** hereinafter called the "GRANTEES," their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 155, Section 16, PEPPERTREE FOREST, according to plat and survey of the same appearing of record in Plat Book 8250, page 195, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Jamie Staats, a married person, by deeds of record in Instrument No. 20060703-0079193, and Instrument No. 20060803-0095074, said Register's Office.

Plat of record in Plat Book 8250, page 195, Register's Office of Davidson County, Tennessee. See also, charter of Homeowner's Association of record in Book 8757, page 639, said Register's Office.

The captioned property is subject to restrictive covenants per plat and of record in Book 8983, page 767, of the said Register's Office.

This is improved property known as 4813 Peppertree Dr., 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, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and binds himself, his heirs and assigns, 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.

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.

Stephanie Staats, spouse of Grantor, joins in this conveyance for the purpose of releasing any interest she may have in the captioned parcel by virtue of marriage or otherwise.

WITNESS our hands this 26th day of November, 2014.

JAMIE STAATS

STEPHANIE STAATS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public for said County and State, **Jamie Staats and wife, Stephanie Staats,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal at office in Murfreesboro, Tennessee, this the 26th day of November, 2014.

YOLONDA VELLEKAMP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8.22.16

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$126,900.00.**

AFFIANT

Subscribed and sworn to before me on the 26th day of November, 2014.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

NOTARY PUBLIC
My Commission Expires: