STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME DANA DELWORTH
THIS THE 30th DAY OF December, 2014.

Notary Public
MY COMMISSION EXPIRES: 10/18/16
File No. G14-0640D

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150000514 DEEDWARR
Recvd: 01/05/15 09:59 2 pgs
Fees:13.00 Taxes:740.00
20150105-0000630

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Adelle Colley, an unmarried woman (NAME) | new owner (NAME) | 53-9-B-18 CO |
| 1241 Cheyenne Court (STREET ADDRESS) | (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (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, **Marvin Peraza and Maria Zoila Lara, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adelle Colley, an unmarried woman,** 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. 224 on the plan of CUMBERLAND STATION AT WILSON CAMP, SECTION ONE, as shown by plat of record in Instrument No. 20011009-0109759, 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 Marvin Peraza and Maria Zoila Lara from Randall Phillips Homes, LLC, by Deed dated March 29, 2002, as Instrument No. 20020408-0042473, in the Register's Office for Davidson County, Tennessee.

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 Book 10585, page 796, Instrument No. 20011015-0112096, Instrument No. 20020722-0087864, Instrument No. 20020919-0114055, Instrument No. 20020919-0114056, Instrument No. 20031030-0159798, Instrument No. 20031030-0159799, Instrument No. 20040213-0017394, Instrument No. 20041115-0136852, Instrument No. 20041115-0136853, Instrument No. 20060213-0017248, Instrument No. 20060213-0017249, Instrument No. 20061024-0131768, and Instrument No. 20061024-0131769, 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. 20011009-0109759 , Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

4. Charter of Homeowner's Association of record in Instrument No. 20011017-0113082, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20011126-0128251, Register's Office for Davidson County, Tennessee.

6. Easement onto common area as recorded in Instrument No. 20040309-0026763, 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.

This is improved property, known as 1241 Cheyenne Court, Madison, TN 37115.

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 30th day of December, 2014.

Marvin Peraza — December 30, 2014 Date

Maria Zoila Lara — December 30, 2014 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Marvin Peraza and Maria Zoila Lara, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of December, 2014.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY — EXPIRES 8-21-18

*PREPARED BY AND RETURN TO:*

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