This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14272

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20150005799 DEEDWARR
Recvd: 01/23/15 13:55 2 pgs
Fees:13.00 Taxes:832.50
20150123-0006857

Send Tax Bills To:
Franklin Synergy Bank
722 Columbia Ave
Franklin, TN 37064

New Owner is:
Erick Gonzalez Machin
208 Hearthstone Manor Lane
Brentwood, TN 37027

MAP: 160-15-0A

PARCEL: 078.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cynthia R. Pike, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Erick Gonzalez Machin, a single man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **208 Hearthstone Manor Lane, Brentwood, TN 37027**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 78, Bldg. 17 on the Condominium Site Plan, Phase IV, Hearthstone Manor, of record in Plat Book 6250, Page 990, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to David L. Pike and wife, Cynthia R. Pike, by Warranty Deed from Radnor Homes, Inc., dated 4/3/87 and recorded 4/8/87 in Book 7197, Page 149, in the Register's Office of Davidson County, Tennessee. The said David L. Pike having since died on or about February 4, 2011 and subject property vested in Cynthia R. Pike as surviving spouse.

CRP
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and has a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of January, 2015.

GRANTOR(S):

CYNTHIA R. PIKE

ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cynthia R. Pike**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21 day of January, 2015.

AARON CLAY
Notary Public, State of Texas
My Commission Expires
MAY 21, 2017

NOTARY PUBLIC
My Commission Expires: May 21, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**.

AFFIANT

SWORN TO and subscribed before me this 21st day of January, 2015.

NOTARY PUBLIC
My commission expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY