WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2015 Notary Public MY COMMISSION EXPIRES: 2-11-16 (AFFIX SEAL)

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Steve Shane Minter	NEW OWNER	149 05 0 247.00
(NAME)	(NAME)	
5028 Countryside Drive		
(ADDRESS)	(ADDRESS)	
Antioch 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-One Thousand And No/100 Dollars ($181,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mercedes A. Soria, an unmarried woman Gloria P. Soria, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve Shane Minter**, 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. 117 on the Plan of Pebble Trail, Section One, of record in Plat Book 6900, Page 990, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Mercedes A. Soria, An Unmarried Woman and Gloria P. Soria, An Unmarried Woman by Warranty Deed from Donald D. Hearin, unmarried dated July 23, 2002 and recorded August 2, 2002 in Instrument No. 20020802-0092964 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-150762

BILL GARRETT, Davidson County
Trans:T20150015819 DEEDWARR
Recvd: 03/04/15 10:05 3 pgs
Fees:18.00 Taxes:669.70
20150304-0018788

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

unimproved ☐
This is improved ☒ property, known as 5028 Countryside Drive, 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, has 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. 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 February, 2015.

Mercedes A. Soria

~~XXXXXXXXX~~

STATE OF ~~TENNESSEE~~ US CA

COUNTY OF SANTA CLARA

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Mercedes A. Soria, ~~an unmarried woman Gloria R. Soria, an unmarried woman~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2015.

Notary Public

My Commission Expires: MAY 12, 2018

(SEAL)

MARK SHEA
COMM. # 2064724
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
COMM. EXPIRES MAY 12, 2018

File Number: GRN-150762

unimproved ☐

This is improved ☒ property, known as 5028 Countryside Drive, 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, has 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. 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 February, 2015.

~~Mercedes A. Soria~~ Gloria P. Soria

Gloria P. Soria

STATE OF ~~TENNESSEE~~ California

COUNTY OF Contra Costa

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. ~~Mercedes A. Soria, an unmarried woman~~ Gloria P. Soria, an unmarried womanthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2015.

David B Lueders

Notary Public

My Commission Expires: 11-4-18

(SEAL)

DAVID B. LUEDERS
Commission # 2085265
Notary Public - California
Contra Costa County
My Comm. Expires Nov 4, 2018

File Number: GRN-150762