WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $286,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20th DAY OF MARCH, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7.2.18

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7326 MARTINEZ

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Eleazar Fariscal and Daniela Martinez	Wilson Bank & Trust	181100A11800CO
7036 Oak Brook Terrace	217 Donelson Pike	
Brentwood, TN 37027	Nashville, TN 37214	

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 HEREBY ACKNOWLEDGE, WE,

RALPH C. THOMPSON AND WIFE JILL C. THOMPSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELEAZAR D. FARISCAL AND DANIELA MARTINEZ, 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 328, FINAL PLAT, PHASE THREE, AUTUMN OAKS SUBDIVISION, as shown on plat of record in Instrument No. 20031029-0159380, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ralph C. Thompson and wife, Jill C. Thompson by Warranty Deed from STS Property Group, LLC, a Tennessee limited liability company, recorded on the 18th day of November, 2011 in Instrument No. 20111118-0090683, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF FINAL PLAT PHASE THREE AUTUMN OAKS SUBDIVISION, as recorded in Plat Book 6900, Page(s) 786 and Instrument No. 20031029-0159380, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6704, Page 397 and Book 6704, Page 405, amended in Book 6968, Page 30 and Instrument No. 20010912-0099443, amended at Instrument Nos. 20030513-0064238, 20101206-0096935 and 20100414-0028160 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Autumn Oaks Homeowners Association, Inc. recorded in Instrument No. 20010912-0099443, amended at Instrument No. 20030513-0064238.

f. Charter of Autumn Oaks Homeowners Association, Inc. recorded at Instrument No. 20010912-0099442.

g. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 7515, Page 298, Book 9343, Page 196, Book 9343, Page 199 and Book 11217, Page 799.

h. Easement for Gulf Interstate Gas Company, recorded in Book 2245, Page 271, Partial Release recorded in Book 6968, Page 25.

i. Easement for Columbia Gulf Transmission Company, recorded in Book 4240, Page 667, Partial Release recorded in Book 6968, Page 25.

j. Easement for United Telephone Company, recorded in Instrument Nos. 20020826-0103047 and 20020918-0113710.

k. Easement recorded in Book 3376, Page 239, Book 475, Page 547, Book 261, Page 284 and Book 6704, Page 397.

BILL GARRETT, Davidson County
Trans:T20150021471 DEEDWARR
Recvd: 03/24/15 14:20 2 pgs
Fees:13.00 Taxes:1060.05
20150324-0025316

k. Easement recorded in Book 3376, Page 239, Book 475, Page 547, Book 261, Page 284 and Book 6704, Page 397.

l. Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights recorded in Book 261, Page 284 and Book 6704, Page 397.

m. Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

n. Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

o. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill Creek.

p. Storm Water Detention Agreement as set forth in instrument recorded in Book 7760, Page 970.

q. Rights of others thereof entitled to common elements and/or areas.

r. Infrastructure Easement to Metro recorded at Instrument No. 20101207-0097319.

This is improved property known as 7036 Oak Brook Terrace, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 17th day of March, 2015.

X _____

Ralph C. Thompson

X _____

Jill C. Thompson

STATE OF MICHIGAN

COUNTY OF OAKLAND

Personally appeared before me, a Notary Public of said County and State, RALPH C. THOMPSON AND JILL C. THOMPSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 ~~Franklin, Tennessee~~ FARMINGTON HILLS, MICHIGAN, this 17th day of March, 2015.

_____

Notary Public

My Commission Expires: 9-1-19

MARY LOU ZAMARKA
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 1, 2019
ACTING IN COUNTY OF OAKLAND