RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155593

BILL GARRETT, Davidson County
Trans:T20150023776 DEEDWARR
Recvd: 04/01/15 09:49 2 pgs
Fees:13.00 Taxes:795.50
20150401-0028045

WARRANTY DEED

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215000.00.

Jacqueline G Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2015.

NOTARY PUBLIC

My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
German Perez-Vargas and Diana Marcela Perez 2805 Call Hill Rd Nashville, TN, 37211	Synovus Mortgage Corp. 2204 Lakeshore Dr., # 325 Birmingham, AL 35209	172-12-0-B-293.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BETH THOMPSON AN UNMARRIED WOMAN AND KIMBERLY THOMPSON, AND UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GERMAN PEREZ-VARGAS AND WIFE, DIANA MARCELA-PEREZ**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 465 on the Plan of SECTION THIRTEEN, BRADFORD HILLS, as shown by plat of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 661, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Beth Thompson, an unmarried woman and Kimberly Thompson, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Sydney Benedito, unmarried, dated June 16, 2009 and recorded July 2, 2009, of record in Instrument No. 20090702-0061790, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 2805 Call Hill Road, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of March, 2015.

Beth Thompson by Leslie Garside attorney in fact

BETH THOMPSON BY LESLIE GARSIDE
ATTORNEY IN FACT

Kimberly Thompson by Leslie Garside, attorney in fact

KIMBERLY THOMPSON
BY LESLIE GARSIDE
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of March, 2014, before me, appeared Leslie Garside, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Beth Thompson and Kimberly Thompson, and that said instrument was signed in behalf of the said Beth Thompson and Kimberly Thompson by herself as their attorney-in-fact.

Witness my hand at office this the day and year above written.

M. Menke
Notary Public

My commission expires: 5-8-2018

