THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054167**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $202,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2015. Notary Public My Commission Expires: ~~4/23/2015~~ 8/23/2016

BILL GARRETT, Davidson County
Trans:T20150047530 DEEDWARR
Recvd: 06/15/15 16:01 2 pgs
Fees:13.00 Taxes:747.40
20150615-0056887

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jose Piedrahita 131-19 218th St Laurelton, NY 11413	Send Tax Bills To: Parkside Lending, LLC 1130 Howard St San Francisco, CA 94103	Tax Information: Tax Parcel ID No. 147-10-119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian M. Becker and wife, Kimberly P. Becker** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose F. Piedrahita**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 207 on the Plan of Whispering Hills, Section II-A, of record in Book 2331, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian M. Becker and wife, Kimberly P. Becker by Warranty Deed from Tommy Wayne Yates and wife, Shelia Yates, recorded on the 31st day of October, 2007 in Instrument No. 20071031-0128293, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHISPERING HILLS, SECTION II-A, as recorded in Plat Book 2331, Page(s) 132.

This is improved property located at 626 Watsonwood Dr Nashville, TN 37211-5358.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2015.

Brian Becker

Kimberly Becker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Becker and Kimberly Becker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2015.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019