WARRANTY DEED TT2015 358	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF TN COUNTIES THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $114,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 3RD DAY OF JULY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 3/3/11

Davidson County DEEDWARR
Recvd: 07/09/15 11:07 3 pgs
Fees:18.00 Taxes:421.80
20150709-0066705

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Vanessa Peters 3001 Hamilton Church #111 Antioch, TN 37013	**Same**	**163-04-0-A 111.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Marilyn Luciano and husband, Erik Martinez, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Vanessa Peters, *(hereinafter called "Grantees")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Property located in Davidson County, Tennessee, being Unit 111, Hamilton Crossing Townhomes, as described in Instrument # 20040212-0016945, amended in instrument # 20050701-0075731, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Marilyn Luciano and husband, Erik Martinez, by Warranty Deed dated November 21, 2006, recorded November 27, 2006, of record in Instrument # 20061127-0145601, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **3001 Hamilton Church Road #111, Antioch, TN 37013**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantees; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record 20040212-0016945, amended in Instrument # 20050701-0075731; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 3rd day of July, 2015.

GRANTORS:

Marilyn Luciano

Erik Martinez

S.S.
STATE OF TENNESSEE)
COUNTY OF TN COUNTIES)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Marilyn Luciano, and Erik Martinez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 3rd day of July, 2015.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

True Copy Certification

I, Cari Mulé, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mulé who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY