This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 09/17/15 11:46 3 pgs
Fees:18.00 Taxes:555.00
20150917-0094421

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Victor Rivera	**New Owner**	**148-14-0-283.00**
4029 Shufeld Court		
Antioch, TN 37013		

****

That **Philip D. Machalick** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Victor Rivera** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Colewood Acres, Section 5 of record in Plat Book 5200, Page 303, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Philip Machalick by Special Warranty deed from Wells Fargo Bank N A, as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage pass through certificates, Series 2006-FF15 by its duly authorized attorney National City Home Loan Services, Inc., n/k/a Home Loan Services, Inc., of record in Instrument No. 20080624-0064984 Register's Office for Davidson County, Tennessee, dated June 11, 2008 and recorded on June 24, 2008.

This is improved property commonly known as: 4029 Shufeld Court, Antioch, TN 37013

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **2nd** day of **September, 2015.**

Philip D. Machalick by Diana Vraney ATTY IN FACT
Philip D. Machalick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, **Diana Vraney**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of **Philip D. Machalick** and is authorized by him to execute this instrument on his behalf, as his free act and deed.

Witness my hand and official seal on this **2nd** day of **September, 2015.**

Notary Public

Commission Expires: 6/24/2016

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$150,000.00**

Sworn to and subscribed before me this **2nd** day of **September, 2015.**

Affiant

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., 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 herewith 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, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

