THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095304** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $110,000.00 Affiant Subscribed and sworn to before me, this 18th day of September, 2015. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Gullermo Peredo and Sara Sanchez 2972 KINWOOD DR Antioch TN 37013-1340	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 15009001000

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, **Charlotte Anne Humber n/k/a Charlotte Santana, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gullermo Gaytan-Peredo and Sara Dimas-Sanchez, Husband and Wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 114, on the Plan of Forest View Park, Section One, of record in Plat Book 3700, Page 109, Register's Office for said County.

Being the same property conveyed to Charlotte Anne Humber by Warranty Deed from Nancy Carol Gatlin and husband, Jeffrey Thomas Gatlin, recorded on the 28th day of February, 2000 in Instrument No. 200002280018917, in the Register's Office of Davidson County, Tennessee.

Florentino Santana joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST VIEW PARK, SECTION ONE, as recorded in Plat Book 3700, Page(s) 109 and 110.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4115, Page 674.

This is improved property located at 2972 KINWOOD DR Antioch TN 37013-1340

BILL GARRETT, Davidson County
Trans:T20150080281 DEEDWARR
Recvd: 09/21/15 14:45 2 pgs
Fees:13.00 Taxes:407.00
20150921-0095838

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 18th day of September, 2015.

Charlotte Anne Humber n/k/a Charlotte Santana

Florentino Santana

STATE OF ALABAMA)
COUNTY OF Dale)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charlotte Anne Humber n/k/a Charlotte Santana and Florentino Santana, 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 18th day of September, 2015.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE PEGGY L. CONTRERAS

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 7, 2017