This Instrument Prepared By:
Lee and Lee, Attorneys
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# G26-6B

ADDRESS NEW OWNER:
Jose I. Sanguillen
3027 Mossdale Drive
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Commerce Union Bank
101 Creekstone Blvd., Suite 200
Franklin, TN 37064

MAP **15005029800**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel Smith and wife, Patricia Smith** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Jose I. Sanguillen**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 6A on the Plan of Cherry Hills Section 11A of record in Plat Book 6250, Page 233, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Joel Smith and wife, Patricia Smith by deed from Tammy McGarr Beasley dated October 1, 2013, of record in Instrument No. 20131002-0103195, Register's Office for Davidson County, Tennessee.

This is improved property known as 3027 Mossdale Drive, Antioch, Tennessee 37013. Possession is to be given on October 7, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 10/07/15 15:50 3 pgs
Fees:18.00 Taxes:259.00
20151007-0102496

WITNESS our hands this the 7th day of October, 2015.

Joel Smith

Patricia Smith

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joel Smith and wife, Patricia Smith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of October, 2015.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of October, 2015.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3-17-16