Davidson County DEEDWARR
Recvd: 10/30/15 15:34 2 pgs
Fees:13.00 Taxes:464.35
20151030-0110832

WARRANTY DEED

SHEILA K. REBURN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,500.00.**

Affiant

Subscribed and sworn to before me this 27 day of OCT, 2015

Notary Public
My Commission expires: 3-19-17
(Affix Seal)

MFR-154170

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mario Morales-Salas	Highlands Residential Mortgage, LTD	163-16-A-9500
5534 Cedar Ash Xing	12001 N. Central Expressway, Suite 750	
Antioch, TN 37013	Dallas, TX 75243	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Paige Johnson, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mario Morales-Salas and wife, Karla Rossina Morales** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 215 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20050609-0066104 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Paige Johnson, an unmarried woman from Centex Homes, a Nevada General Partnership by Deed on February 8, 2007, of record in Instrument Number 20070213-0018348, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20031119-0168785, supplemented in Instrument Number 20050609-0066104, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed to the Homeowner's Association of record in Instrument Numbers 20050803-0091277 and 20080226-0018727, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 7306, Page 109; Instrument Numbers 20030910-0132288 and 20031124-0170577, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5534 Cedar Ash Xing, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this October 27, 2015.

Paige Johnson

Paige Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paige Johnson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 27, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018