BILL GARRETT, Davidson County
Trans:T20150096199 DEEDWARR
Recvd: 11/12/15 10:17 2 pgs
Fees:13.00 Taxes:499.50
20151112-0114839

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156764

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Henriquez Santos *et ux* 102 Cherokee Hills Drive Antioch, Tennessee 37013	Same address as new owner	143 03 0 059.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JOSE LUIS NIEVES, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MARIO HENRIQUEZ SANTOS AND SANDRA HENRIQUEZ SANTOS, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of Cherokee Hills Subdivision, Section 4, as of record in Book 3500, Page 113, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Jose Luis Nieves, a single man by deed dated August 27, 2010 and recorded at Instrument #20100908-0071298, said Register's Office.

The address of the herein described property is believed to be 102 Cherokee Hills Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on Plat Book 3500, Page 11; subject to restrictions of record in Book 3805, Page 776, as amended in Book 3882, Page 852; all of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 9th day of November, 2015.

Jose Luis Nieves by Sucy Nieves
His Attorney in fact.

JOSE LUIS NIEVES BY SUCY NIEVES,
AS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of November, 2015 before me, appeared Sucy Nieves, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Jose Luis Nieves and that said instrument was signed in behalf of the said Jose Luis Nieves by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 11/18/18

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD