STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2015.

Notary Public
MY COMMISSION EXPIRES: 4/17/16
File No. G15-2854D

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 11/30/15 11:45 3 pgs
Fees:18.00 Taxes:728.90
20151130-0120403

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Braulio Estrada, a single person (NAME)	Wells Fargo (NAME)	53-14-B-21 CO
117 Kiowa Trail (STREET ADDRESS)	2701 Wells Fargo Way (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Minneapolis, MN 55467-8000 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donald Troy Perry and Sara Stamps Perry, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Braulio Estrada, a single person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 66 on the plan of THE WOODS OF NEELEY'S BEND, PHASE 3, of record in Instrument No. 200700208-0016682, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Donald Troy Perry and Sara Stamps Perry, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated June 12, 2008, recorded June 13, 2008, of record in Instrument No. 20080613-0061091, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11527, page 304 and Instrument No. 20050318-0029990, and in any allied instrument(s) referred to in said restrictions.
3. Common Area conveyed to Homeowner's Association of record in Instrument No. 20110916-0072158, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 11527, page 331, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 11527, page 331, Register's Office for Davidson County, Tennessee.
6. Easements for sanitary sewer/storm drainage as recorded in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, Book 8081, page 818, Book 11213, page 464, Book 11213, page 467, and Book 11213, page 470, Register's Office for Davidson County, Tennessee.

7. Storm water Detention Agreement as recorded in Instrument No. 20030313-0033942 and Instrument No. 20060727-0090952, Register's Office for Davidson County, Tennessee.

8. Easements granted to Charles U. Coggin & Sons, Inc. as recorded in Book 894, page 320 and Book 972, page 465, Register's Office for Davidson County, Tennessee.

9. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20080606-0058247 and in Instrument # 20070208-0016682, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 117 Kiowa Trail, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 26th day of October, 2015.

Donald Troy Perry — October 26, 2015 Date

Sara Stamps Perry — October 26, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Donald Troy Perry and Sara Stamps Perry, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of October, 2015.

My Commission Expires: 3/2/18

Notary Public

MICHAEL T. MCCARTHY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

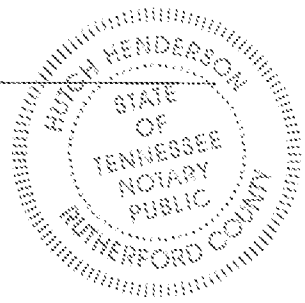
I, **Rachelle Caudill**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rachelle Caudill
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My commission expires: 04/17/16