Davidson County DEEDWARR
Recvd: 12/22/15 16:04 4 pgs
Fees:23.00 Taxes:584.60
20151222-0128943

WARRANTY DEED

THIS INDENTURE, made and entered into this **17th day of December, 2015**, by and between **Shelby Holdings, LLC, a Tennessee Limited Liability Company** hereinafter called Grantors, and **Mirtala Lizama and Jose R. Ramirez**, _____, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of **Antioch**, County of Davidson State of **Tennessee,** to wit:

SEE EXHIBIT "A"

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, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any building lines, restrictions and easements of record including, but not limited to: **Plat Book 7900, Page 574, Plat Book 6900, Page 943, Plat Book 9036, Page 719, Plat Book 7982, Page 736, DCCR at Instrument No at Book 8757, Page 607 amended at Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 80, Book 9664, Page 162, Book 8703, Page 462, Bylaws of record at Book 8757, Page 623, Charter of record at Book 8757, Page 639, all in said Register's Office, and except for 2016 Shelby County Taxes not yet due and payable.**

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Shelby Holdings, LLC, a Tennessee Limited Liability Company

BY: _____
Ewell D. Miller as Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned notary public of the State and County mentioned, personally appeared Ewell D. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of Shelby Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Signatory.

WITNESS my hand and notarial seal at office this **17th day of December, 2015**.

My commission expires:

Notary Public

Monica Chambers
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **158,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **17th day of December, 2015**.

My Commission Expires:

Notary Public

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner's Name and Mailing Address:
Mirtala Lizama and Jose R. Ramirez
5032 Trailwater Drive

Property Address:
5032 Trailwater Drive
Antioch, TN 37013

Person responsible for the payment of taxes:
Mirtala Lizama and Jose R. Ramirez

Prepared by: Marc Diaz
and CloseTRAK, LLC
Return to: 8046 N. Brother Blvd., Suite 103
Bartlett, TN 38133

EXHIBIT "A"

Lot 252, Peppertree Forest, Section 15, as shown on plat of record in Plat Book 7900, Page 574, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein as shown in Trustee's Deed of record at Instrument No 20151009-0103292, all in said Register's Office.

Parcel Number: 176-02-0030.00

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilary Mohsenzadeh
Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).