Davidson County DEEDWARR
Recvd: 01/29/16 14:31 3 pgs
Fees:18.00 Taxes:481.00
**20160129-0009006**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $130,000.00.**

Affiant

**Subscribed and sworn to before me, this 29th day of January, 2016.**

**Notary Public**
**My commission expires:** 6/27/16

ERIC D. MINSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF HICKMAN

**02-1512-49734**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Wilmar David Perez Diaz | CMG Mortgage Inc. | 165-14-0-067.00 |
| 4745 Greystone Street | 3160 Crow Canyon Road Ste 400 | |
| Antioch TN 37013 | San Ramon, CA 94583 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Maycock and James Joseph Carroll, V and Randey Aarron Mathis**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Wilmar David Perez Diaz and Saral E. Tovar, husband and wife**, hereinafter called the Grantees, their successors 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. 34, on the Plan of Peppertree Forest Subdivision, Section 1, Revised, of record in Book 6900, Pages 973, 974, and 975, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Maycock and Lorretta A. Field by deed from Tiberiu Miko, dated July 9, 2013, recorded July 11, 2013, of record in Instrument No. 20130711-0072054, Register's Office for Davidson County, Tennessee. The said Lorretta A. Field having since died intestate on June 29, 2015, and James Joseph Carroll, V and Randey Aarron Mathis having received the property as the only heirs of law of Lorretta Field as stated in Affidavits of Heirship of record in Instrument No. 20151021-0107063, and Instrument No. 20151021-0107064, and also by Deed of record in Instrument No. 20151021-0107065, said Register's Office.

Also, being the same property conveyed to James Joseph Carroll, V and Randey Aarron Mathis by Quitclaim Deed from James Joseph Carroll, V and Randey Aarron Mathis, heirs at law to Lorretta A. Field, deceased, dated September 17, 2015, recorded October 21, 2015, of record in Instrument No. 20151021-0107065, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4745 Greystone Street, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 29th day of January, 2016.

Thomas Maycock

James Joseph Carroll, V

Randey Aarron Mathis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Maycock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of January, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6/29/16

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF MICHIGAN
COUNTY OF WAYNE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Joseph Carroll, V, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Office, this 28th day of January, 2016.

Notary Public

My Commission expires: 8-28-2021

JAN BOND
Notary Public - Michigan
Wayne County
My Commission Expires Aug 28, 2021
Acting in the County of WAYNE

STATE OF MICHIGAN
COUNTY OF WAYNE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randey Aarron Mathis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Office, this 28th day of January, 2016.

Notary Public

My Commission expires: 8-28-2021

JAN BOND
Notary Public - Michigan
Wayne County
My Commission Expires Aug 28, 2021
Acting in the County of WAYNE

# True Copy Certification

I, ARIC HINSON, 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.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, STEPHANIE MCPEAKE, a notary public for this county and state, ARIC HINSON, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-11-17

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY