WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/10/18
(AFFIX SEAL)

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-KW-15-5208

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria L. Garcia	Same as new owner	
(NAME) **5208 Sunsail Drive**	BILL GARRETT, Davidson County Trans:T20160009335 DEEDWARR Recvd: 02/03/16 11:55 2 pgs Fees:13.00 Taxes:817.70 20160203-0010553	**151-09-0B-035.00 CO**
(ADDRESS) **Antioch, TN 37013**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CURTIS D. BEMIS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARIA L. GARCIA, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 35, PHASE 1-A, LAKESIDE COVE AT PERCY PRIEST, REVISION ONE, as shown on plat of record in Instrument No. 20041020-0126312, revised in Instrument No. 20041202-0143540, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Curtis Bemis a/k/a Curtis Dean Bemis by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on the 8th day of August, 2005 in Instrument No. 20050808-0093595, in the Register's Office of Davidson, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1-A, LAKESIDE COVE AT PERCY PRIEST, REVISION ONE, as recorded in Instrument No. 20041020-0126312, revised in Instrument No. 20041202-0143540, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20041105-0133677 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Transmission Line, recorded in Book 2336, Page 614 and Book 4428, Page 571.
- Easement for Water Mains, recorded in Book 8175, Page 783.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040914-0110817.
- Agreement for dedication of easement for sanitary sewers and/or storm drainage recorded at Instrument No. 20020212-0018699.
- Conveyance of common area/open space recorded at Instrument No. 20100219-0012873.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5208 Sunsail Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF JANUARY, 2016.

Attorney in Fact

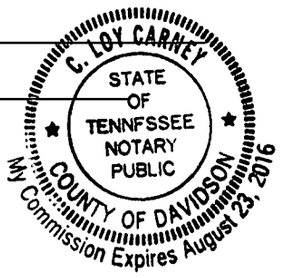
Curtis D. Bemis by Kyle R, Bemis,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE R. BEMIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CURTIS D. BEMIS, and who acknowledged he/she/they executed the same as the free act and deed of the said CURTIS D. BEMIS.

Witness my hand and official seal, this the 28th of January, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027