RECORD AND RETURN TO:
~~Limestone Title and Escrow, LLC~~
~~5200 Maryland Way~~
~~Suite 202~~
~~Brentwood, Tennessee 37027~~
File No.: TN167064

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20160009564 DEEDWARR
Recvd: 02/04/16 10:03 2 pgs
Fees:13.00 Taxes:543.90
20160204-0010797

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 $147,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2016.

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
Renyers Gonzalez 1521 Water Oak Court Antioch, TN 37013	Same address as new owner	165 14 0 162.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Seven Thousand and 00/100 Dollars ($147,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LEOCADIO PEREZ AND WIFE MARIA PEREZ**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **RENYERS GONZALEZ, AN UNMARRIED MAN**, hereinafter called the Grantee, his 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 227, on the Plan of Peppertree Forest Section 17, of record in Plat Book 8250, Page 196, 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 Leocadio Perez and wife, Maria Perez by deed dated November 13, 2003, and recorded at Instrument #20031121-0169932, said Register's Office.

The address of the herein described property is believed to be 1521 Water Oak Court, 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 of record in Plat Book 8250, Page 196; to any and all restrictive covenants and/or easements 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 Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of February, 2016.

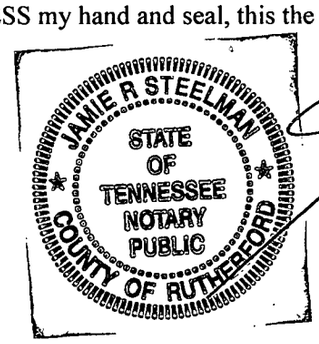
LEOCADIO PEREZ

MARIA PEREZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Leocadio Perez and Maria Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of February, 2016.



Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18