This instrument prepared by:
Leila H. Hansen, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074

Davidson County DEEDWARR
Recvd: 02/05/16 12:08 5 pgs
Fees:27.00 Taxes:0.00
20160205-0011426

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Orestes Bergantino	Orestes Bergantino	Map/Parcel:
5180 Highlander Drive	5180 Highlander Drive	163020A07300CO
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of FIFTY DOLLARS AND NO/100 ($50.00) AND MORE, cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Osniel Bergantino, who acquired title incorrectly as Osneil Bergantino, an unmarried person and Orestes Bergantino, an unmarried person and Yasney Matos, an unmarried person, who acquired title without marital status, all as joint tenants with right of survivorship** has this day bargained and sold, and does hereby transfer and convey unto the said **Orestes Bergantino, an unmarried person**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove co-owners from title.

This is unimproved ( ) property known as 5180 Highlander Drive, Antioch, Tennessee 37013
Improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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 our hand this 11th day of JANUARY, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

~~Oneil~~ Bergantino

Orestes Bergantino

O'NIEL
OB

Yasney Matos

Yasney Matos

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF MIAMI DADE) ss

Personally appeared before me, CARLOS PARDO, NOTARY PUBLIC, a Notary Public in and for said County and State, ~~**Oneil Bergantino and Orestes Bergantino and Yasney Matos**~~ James Bergantino the within named bargainor, individual(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.

Given under my hand and official seal of office at 10530 S.W. 56th ST., MIAMI, FL 33165 this 11th day of JANUARY, A.D., 2016.

NOTARY STAMP/SEAL

CARLOS PARDO
Notary Public - State of Florida
Commission # FF 198810
My Comm. Expires Mar 9, 2019
Bonded through National Notary Assn.

NOTARY PUBLIC
Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF FLORIDA)

COUNTY OF MIAMI DADE)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $50,000.

Subscribed and sworn to before me this the 11th day of JANUARY, 2016.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: _____

CARLOS PARDO
Notary Public - State of Florida
Commission # FF 198810
My Comm. Expires Mar 9, 2019
Bonded through National Notary Assn.

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

On 1-15-16 before me, Carol DiGiore
(here insert name and title of the officer),

personally appeared Oresles Pergantino
+ Yasney Matos
,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Carol DiGiore

CAROL DIGIORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

(Seal)

Re: Warranty Deed 1-15-16

EXHIBIT A

Legal Description

R-1512-TN-2849846

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 228, HICKORY HIGHLAND PLACE, SECTION 3, PHASE 2 OF RECORD IN INSTRUMENT NO. 20060616-0071810, 20060830-0107347 AND 20060517-0057888; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

163020A07300CO

Being Property Conveyed by Quit Claim Deed from Osniel Bergantino, unmarried and Ortestes Bergantino unmarried to Osneil Bergantino, unmarried and Orestes Bergantino, unmarried and Yasney Matos, all as joint tenants with right of survivorship, recorded February 23, 2007, in (book) Document no. 20070223-0022903 and, Davidson County, Tennessee.

True Copy Certification

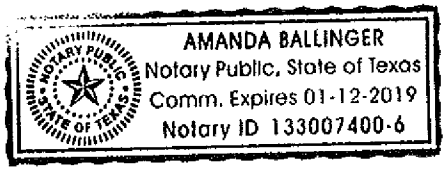
I, Michael Zenarosa, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael Zenarosa - Signature

State of TX

County of Dallas

Personally appeared before me, Amanda Ballinger, a notary public for this county and state, Michael Zenarosa who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Amanda Ballinger
Notary's Signature

My Commission Expires: 1/12/2019