WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Stacy Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2016

Erica Allyn
Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

ERICA ALLYN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marlon F. Paredes Yolanda C. Paredes	Security National Mortgage Company	136150a03200co
(NAME) 3405 Old Anderson Rd., Unit 305	(NAME) 108 Stokoia Lane #102	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Knoxville, TN 37912	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gregory B. Harrell, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marlon F. Paredes, joined herein pro forma by his spouse, Miranda S. Paredes and Yolanda C. Paredes, a married woman,** hereinafter called the GRANTEES, their heirs 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 32, Unit 305, Watercrest Townhomes Planned Unit Development, as shown on plat of record in Plat Book 8250, Page 888, 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 Gregory B. Harrell, unmarried, by deed of record in Instrument No. 20051228-0155547 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☑ property, known as 3405 Old Anderson Rd., Unit 305, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160017412 DEEDWARR
Recvd: 03/03/16 08:49 2 pgs
Fees: 13.00 Taxes: 499.13
20160303-0020213

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 26th day of February, 2016.

Gregory B. Harrell

State of Tennessee
County of Wilson

Personally appeared before me Gregory B. Harrell, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of February, 2016.

KRISTEN I. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public
My Commission Expires: _____

File No.: 10464