Davidson County DEEDWARR Recvd: 03/29/16 10:35 4 pgs Fees:23.00 Taxes:645.65 **20160329-0029401**

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: EnTitle Insurance Company, 260 Airside Drive, Moon Township, PA 15108

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Miller Pedroza & Maritza Pedroza	Miller Pedroza & Maritza	149070B00100CO
5121 Pebble Creek Drive	Pedroza	
Antioch, TN 37013	5121 Pebble Creek Dr Antioch TN 37013	

763351

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF One Hundred Seventy-Four Thousand Five Hundred and 00/100 Dollars ($174,500.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, JOSE A. FUENTES, _____, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto MILLER PEDROZA and MARITZA PEDROZA, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 5121 Pebble Creek Drive, Antioch, TN 37013, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Canyon Ridge, Phase 1 of record in Plat Book 9700, Page 805 amended in Instrument No. 20031006-0146727, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

TAX ID NO.: 149070B00100CO

Being the same property conveyed to Jose A. Fuentes from T.F. Homes, LLC by Deed dated August 29, 2005, and recorded on September 08, 2005, in Instrument No. 20050908-0108005, in the Office of the County Register of Deeds of Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5121 Pebble Creek Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of MARCH, 2016.

Jose A. Fuentes

JOSE A. FUENTES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOSE A. FUENTES, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 18 day of MARCH, 2016.

Notary Public
My Commission expires: 11-05-17

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 174,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Miller Pepley
Affiant/Grantee

X Kentz Pedroza
Affiant/Grantee

Subscribed and sworn to before me this 17 day of March, 2016.

Notary Public
My Commission expires: 1/05/17

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, SUZANNE RAFLA, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

Suzanne Rafla
SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Before me Mark J Appugliese, the undersigned officer, personally

Appeared Suzanne Rafla, known to me (or satisfactorily proven) to be

The person whose name is subscribed to the within instrument, and

acknowledged that she (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES