STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2016.

Notary Public
MY COMMISSION EXPIRES: 1/27/17
File No. G16-4106D

Return to:
Touchstone Title & Escrow, LLC
318 Seaboard Lane #114
Franklin, TN 37067

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Claudia I. Lizardi (NAME)	Highlands Residential Mtg (NAME)	06513012800
4808 Shshone Drive (STREET ADDRESS)	12001 N Central Expressway ste 760 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Dallas TX 75243 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160033141 DEEDWARR
Recvd: 04/22/16 09:35 2 pgs
Fees:13.00 Taxes:703.00
20160422-0039193

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert Zouzalik and Peggy Zouzalik, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claudia I. Lizardi, 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 No. 2 on the plan of KNOLLVIEW, as shown by plat of record in Plat Book 6900, Page 71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert Zouzalik and wife, Peggy Zouzalik from Samuel H. Thompson, by Deed dated May 22, 2002, as Instrument No. 20020603-0066443, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 6931, page 283, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 71, Register's Office for Davidson County, Tennessee.
3. Restrictions on parent tract of record in Book 4465, page 184, and as amended in Book 4482, page 427, and Book 4490, page 72, said Register's Office.
4. Subject to any matters on the plats of record in Book 4175, page 153 and Book 4660, page 190, said Register's Office.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Peggy Zouzalik is signed by her duly appointed Attorney-in-fact Robert Zouzalik, pursuant to the Power of Attorney recorded in Instrument #20160422-0039192, said Register's Office.

This is improved property, known as 4808 Shshone Drive, Old Hickory, TN 37138.

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. 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 my/our hand(s) this 7th day of April, 2016.

Robert Zouzalik _____ April 07, 2016
Robert Zouzalik Date

PEGGY ZOUZALIK

By: Peggy Zouzalik by Robert Zouzalik _____ April 07, 2016
Robert Zouzalik, Attorney-in-Fact Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert Zouzalik , the bargainor(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.

Witness my hand and official seal, this 7th day of April, 2016.

My Commission Expires: 3/27/18

_____
Notary Public

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MICHAEL T. MOSER

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert Zouzalik, Attorney-in-Fact for Peggy Zouzalik, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of April, 2016.

My Commission Expires: 3/27/18

_____
Notary Public

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MICHAEL T. MOSER

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066