This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161313TN

BILL GARRETT, Davidson County
Trans:T20160068717 DEEDWARR
Recvd: 08/09/16 09:08 2 pgs
Fees:13.00 Taxes:555.00
20160809-0082586

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Olman Danery Valladares Rivera	**SWBC Mortgage Corp**	**165-13-0-A-040.00CO**
4132 Pepperwood Dr.	**9311 San Pedro #100**	
Antioch, TN 37013	**San Antonio, TX 78216**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Arturo Guzman, married**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Olman Danery Valladares Rivera, an unmarried man** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 384 on the Plan of Section Four, Peppertree Forest, PUD, as of record in Plat Book 7900, page 426, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Arturo Guzman, married, from Alex K. Guzman, unmarried, by Warranty Deed dated 11/28/2006, filed for record on 12/06/2006 in Instrument No. 20061206-0150638, Register's Office for Davidson County, Tennessee.

Being further conveyed to Arturo Guzman, married, and Kelin A. Guzman, unmarried, from Arturo Guzman, married, by Quit Claim Deed dated 01/01/2007, filed for record on 01/19/2007 in Instrument No. 20070119-0007626, Register's Office for Davidson County, Tennessee.

Being further conveyed to Arturo Guzman, married, from Arturo Guzman, married, and Kelin A. Guzman, married, by Quit Claim Deed dated 11/24/2015, filed for record on 12/02/2015 in Instrument No. 20151202-0121548, Register's Office for Davidson County, Tennessee
**** Arturo Guzman is not joined in this conveyance by his spouse as this does not constitute any part of his marital property.**

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND **Arturo Guzman** does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Arturo Guzman** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4132 Pepperwood Dr., Antioch, TN 37013**.

Executed on this 29th day of July, 2016.

Arturo Guzman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Arturo Guzman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand this 29th day of July, 2016.

Notary Public

My Commission Expires: 6/14/2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 29th day of July, 2016.

Notary Public

My Commission Expires: 6/14/2020

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY