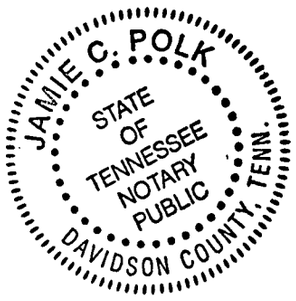
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Julie C. Thompson	Ameris Bank	Parcel ID:
8246 Persia Way	2000 Meridian Blvd., Ste. 270	172120D47100
Nashville, TN 37211	Franklin, TN 37067	

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 hereby acknowledged, we

Gladys C. Espin and Jaime R. Nunez, a/k/a Jamie R. Nunez, wife and husband

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Julie C. Thompson , unmarried

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. 517, on the Final Subdivision Plat, Town Center Homes at Lenox Village, Section III, of record as Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gladys C. Espin and Jamie R. Nunez, wife and husband, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument 20070205-0014674, said Register's Office, dated January 29, 2007.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20020315-0032826 amended in 20021226-0158458; 20031212-0178492; 20050815-0096405; 20040526-0062220; 20050119-0006853; 20050113-0005133; 20050324-0032209; 20060120-0007914; 20060221-0020352; 20060309-0027423; 20060321-0032383; 20060622-0074677; 20070103-0001284; 20070830-0104306; 20080326-0030439; 20080326-0030449; 20080403-0033974; 20020315-0032825 amended in 20021226-0158459; 20040526-0062221; 20060120-0007913; 20060321-0032383 and 20060321-0032382, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060118-0006550, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8246 Persia Way, Nashville, TN 37211

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.

BILL GARRETT, Davidson County
Trans:T20160070499 DEEDWARR
Recvd: 08/15/16 10:39 2 pgs
Fees:13.00 Taxes:758.50
20160815-0084669

Witness our hands this 12th day of August, 2016.

Gladys C. Espin

Jaime R. Nunez

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 Gladys C. Espin and Jamie R. Nunez, 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 at Nashville, Tennessee, this 12th day of August, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.