RECORD & RETURN TO: Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Davidson County DEEDWARR Recvd: 08/24/16 13:31 4 pgs Fees:23.00 Taxes:438.45 **20160824-0088639**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $118,500.00. Affiant Subscribed and sworn to me on August 22, 2016. NOTARY PUBLIC My Commission Expires: 3/3/19

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29516SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brandon Cervantes 213 Overlook Circle, Suite A-4 Brentwood, TN 37037	NEW OWNER	165-13-A-057 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gina Leslie Flanigan, now Gina L. Perez-Evans, married**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Brandon Alberto Cervantes**, an unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 353, on the Plan of Section 4, Peppertree Forest, P.U.D., of record in Plat Book 7900, page 426, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Shawn B. Flanigan and Gina Perez by Warranty Deed from Allen Earps and wife, Betty Earps of record on August 30, 1993 in Book 9062, page 377, Register's Office for Davidson County, Tennessee;

Also Being the same property conveyed to Gina Leslie Flanigan by Quitclaim Deed from Shawn Brian Flanigan, pursuant to a Marital Dissolution Agreement, Docket No. 97D-467, of record on March 24, 1997 in Book 10389, page 686, Register's Office for Davidson County, Tennessee. Gina Leslie Flanigan is also known as Gina Perez and Gina L. Perez, and is now known as Gina L. Perez-Evans.

Andru Evans, spouse of Grantor, hereby joins in the execution of this instrument to convey any and all marital interest he may have in subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions of record in Book 8757, page 607 and amended in Book 9004, page 514 and Book 9157, page 711, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.
4. Easement, setback lines and all matters as set forth per instrument of record in Plat Book 7900, page 426, Register's Office for Davidson County, Tennessee.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4501 Stoneview Drive, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 22nd day of August, 2016.

Gina L Perez-Evans

Gina L. Perez-Evans

Andru Evans

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Gina L. Perez-Evans and Andru Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 22nd 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY