THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Leslie J. Perez
5329 Flagstone Drive
Antioch, TN 37013
SEND TAX BILLS TO:
Envoy Mortgage, LTD
5100 Westheimer Rd., Ste. 320
Houston, TX 77056

BILL GARRETT, Davidson County
Trans:T20160078433 DEEDWARR
Recvd: 09/07/16 14:33 2 pgs
Fees:13.00 Taxes:498.56
20160907-0094176

WARRANTY DEED

(Map 176-02-0, Parcel 25.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **RANDOLPHO ST. JOHN and wife, HONNA ST. JOHN**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **LESLIE J. PEREZ and HECTOR M. PEREZ, wife and husband**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 195, as shown on the map entitled Section 15, Peppertree Forest, according to plat and survey of same appearing of record in Plat Book 7900, page 574, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Randolpho St. John, a married person, by Warranty Deed from Dawn Hicks and husband, David Hicks, dated August 14, 2006, of record in Instrument No. 20060815-0100427, in the Register's Office of Davidson County, Tennessee.
>
> HONNA ST. JOHN enters into this conveyance by virtue of her marriage to the said Randolpho St. John and hereby conveys any and all interests she may have in the above described real property.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 7900, page 574; to Restrictive Covenants of record in Book 7982, page 736, Book 8757, page 607, Book 9036, page 719, and Book 9004, page 514; to Homeowners Association By-Laws of record in Book 8757, page 623; to Charter of Homeowner's Association of record in Book 8757, page 639; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5329 Flagstone Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 1st day of September, 2016.

RANDOLPHO ST. JOHN

HONNA ST. JOHN

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randolpho St. John and Honna St. John, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September, 2016.

Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I 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 $134,745.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of September, 2016.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20160605