INOI5 - D1

AFTER RECORDING RETURN TO:
FIRST TITLE & ESCROW
7361 CALHOUN PLACE, STE 200
ROCKVILLE, MD 20855
File No. 151263

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Davidson County DEEDWARR
Recvd: 10/11/16 14:14 5 pgs
Fees:28.00 Taxes:508.38
20161011-0107510

Parcel ID No.: 164-16-0A-104.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 13 day of September, 2016, by and between **MILITARY WARRIORS SUPPORT FOUNDATION**, a mailing address of 2511 NORTH LOOP 1604 W, SUITE 201, SAN ANTONIO, TX 78258 hereinafter referred to as Grantor(s) and **MARGARITA CONTRERAS**, a mailing address of 1613 SOULSHINE PLACE, ANTIOCH, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO AND 00/100 ($0.00) DOLLARS, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property as transferred by Special Warranty Deed on 07/19/2013 and recorded 08/13/2013 from BANK OF AMERICA, N.A. to MILITARY WARRIORS SUPPORT FOUNDATION, recorded in Document Number 20130813-0084787

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 13 day of September 20 16.

MILITARY WARRIORS SUPPORT FOUNDATION

BY: Allison Peterson

PRINT NAME: Allison Peterson

TITLE: Sr. Director

STATE OF Texas
COUNTY OF Bexar

Before me, Lisa Sendejo, a Notary Public, of the state and county mentioned, personally appeared Allison Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of MILITARY WARRIORS SUPPORT FOUNDATION, the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in MWSF, this 13 day of September, 20 16.

Lisa Sendejo
Notary Public
My Commission expires: July 30, 2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

LISA SENDEJO
Notary Public, State of Texas
Comm. Expires 07-30-2019
Notary ID #13031429-3

VALUATION AFFIDAVIT

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 $ 137,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Margarita Contreras
Affiant

STATE OF Michigan
COUNTY OF Muskegon

Subscribed and sworn to before me this 10 day of Oct, 2016

Tina Deering-Hadix
Notary Public
Commission Expires 01/25/2021

Tina Deering-Hadix
State of Michigan, County of Muskegon
My Commission Expires: January 25, 2021
Acting in the County of Muskegon

Name and address for person(s) responsible for taxes:

MARGARITA CONTRERAS
1613 SOULSHINE PLACE
ANTIOCH, TN 37013

Name and address of property owner:

MARGARITA CONTRERAS
1613 SOULSHINE PLACE
ANTIOCH, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING LAND LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT: BEING LOT NO. 68, MEADOW WOODS, SECTION FOUR (4) RECORDED IN INSTRUMENT NUMBER #200106050058115, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PARCEL ID: 164-16-0A-104.00

PROPERTY COMMONLY KNOWN AS: 1613 SOULSHINE PLACE, ANTIOCH, TN 37013

True Copy Certification

I, Jim major, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Jim major

State of Maryland

County of montgomery

Personally appeared before me, Natasha Squires a notary public for this county and state, Jim major 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: _____

Notary' Seal (if on paper)

NATASHA D. SQUIRES
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
COMMISSION EXPIRES: OCT 12, 2017