WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$272,500.00**

Sherry Cheatham
Affiant

Subscribed and sworn to before me, this the 12th day of October, 2016.

Notary Public

My commission expires: 1-20-20
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160090300 DEEDWARR
Recvd: 10/13/16 10:52 2 pgs
Fees:13.00 Taxes:1008.25
20161013-0108249

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kimberly Madison	1st Alliance Lending, LLC	**Map 174-11-0-A Parcel 341.00co**
2913 Katonka Court	111 Founders Plaza St 1310	
Antioch, TN 37013	East Hampton, CT	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Luis A. Galarza, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Madison, 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. 240 on the Final Plat of Cane Ridge Farms, Phase Six, Section One, of record in Instrument No. 20050209-0015098, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Luis A. Galarza, by Deed dated June 5, 2009 from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument No. 20090616-0055717, Register's Office for Davidson County, Tennessee.

Kelly Galarza, spouse of the above named Luis A. Galarza, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20050209-0015098, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Cane Ridge Farms, of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20100526-0040558 and Instrument No. 20120604-0048269, Register's Office for Davidson County, Tennessee. (3) Cane Ridge Farms Homeowners Association, Inc. Rule Regarding Working Capital Contribution of record in Instrument No. 20160601-0055259, said Register's Office. (4) Grant of Transmission Line Easement of record in Book 4428, Page 565, said Register's Office. (5) Agreement for Dedication of Easement for Water Mains, Access Road, Power Lines and Appurtenances of record in Book 5078, Page 476, said Register's Office. (6) Easement granted to United Telephone Company, Inc. of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, said Register's Office. (7) Charter of Cane Ridge Farms Homeowner's Association, Inc. of record in Instrument No. 20010815-0088360, said Register's Office. (8) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060112-0004819, and amended in Instrument No. 20101228-0102708, Register's Office for Davidson County, Tennessee. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2913 Katonka Court, 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 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.

Witness my/our hand(s) this 12th day of **October, 2016.**

Luis A. Galarza

Kelly Galarza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Luis A. Galarza and Kelly Galarza,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **October, 2016.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017