This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 162131TN

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20160093298 DEEDWARR
Recvd: 10/21/16 14:57 2 pgs
Fees:13.00 Taxes:703.00

20161021-0111682

NEW OWNER:
Danielle Alexanderia Boyd
245 Manzano Road
Madison, TN 37115

SEND TAX BILL TO:
New Owner

MAP & PARCEL:

52-4-74.00

WARRANTY DEED

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, **Francisca Hernandez and husband Alfonzo Meraz,** hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto **Danielle Alexandreria Boyd and Bret Cotton, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot Number 66 on Plat of Arrowhead Estates, Section 2, of record in Plat Book 5050, Page 83, Register's Office for Davidson County.

Said Lot Number 66 fronts 85.0 feet on the northerly margin of Manzano Road and extends back 91.45 feet on the westerly line and 115.94 feet on the easterly line to a line in the rear which is a broken line on which it measures 95.82 feet.

Being the same property conveyed to Francisca Hernandez from U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5 by Special Warranty Deed, dated 12/06/2010 and recorded 01/14/2011 in Instrument Number 20110114-0004204, in Register's Office for Davidson County.

***Alfonzo Meraz, spouse of Francisca Hernandez, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property, nor or hereafter.**

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Francisca Hernandez and Alfonzo Meraz** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Francisca Hernandez and Alfonzo Meraz** further covenant and bind their 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.

This is property is known as: **245 Manzano Road, Madison, TN 37115.**

Executed on this 17th day of October, 2016.

Francisca Hernandez
Francisca Hernandez

Alfonzo Meraz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Francisca Hernandez and Alfonzo Meraz**, 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 this 17th day of October, 2016.

Notary Public

My Commission Expires: 12-17-18

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 17th day of October, 2016.

Notary Public

My Commission Expires: 1-2018