THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33270-09-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $232,000.00. Affiant Subscribed and sworn to before me this 28th day of October, 2016. Notary Public My Commission Expires: 9-10-2018

STATE OF TENNESSEE NOTARY PUBLIC BENJAMIN SEAMON DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brynn Sanchez, Joseph Sanchez 5217 Cardiff Drive Nashville, TN 37211	**Send Tax Bills To:** 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	**Tax Information:** Map and Parcel No.: 161 10 0 A 142 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karla Mathis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph M. Sanchez and Brynn Sanchez, Husband and Wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5217 Cardiff Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160096450 DEEDWARR
Recvd: 11/01/16 10:52 3 pgs
Fees:18.00 Taxes:858.40
20161101-0115319

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of October, 2016.

Karla Mathis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Karla Mathis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Phase Two Villages of Brentwood, as of record in Plat Book 6250, page 169, corrected in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karla Mathis, individually by deed dated March 30, 2012 from Ryan Moore, an unmarried man of record in Instrument No. 20120404-0028659, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Villages of Brentwood of record in Book 6143, page 11, amended in Book 6398, page 495, Book 6852, page 497 and Book 7207, page 251, Register's Office for Davidson County, Tennessee.
2. All matters appearing on the Plan of record as Book 6250, page 169, corrected in Book 8484, page 140, Register's Office for Davidson County, Tennessee.