RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167944

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099545 DEEDWARR
Recvd: 11/10/16 09:29 2 pgs
Fees:13.00 Taxes:555.00
20161110-0118956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2016.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco G. Perez 1841 Lakewood Village Drive Antioch, TN 37013	Same address as new owner	165 09 0A 049.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SARAI E. TOVAR. MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **FRANCISCO G. PEREZ, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 43, on the Plan of Section Two, Lakewood Village, of record in Instrument No. 200002150015148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sarai E. Tovar, married, by Warranty Deed from Maurice Simpson and wife, Karen Simpson, dated 10/26/2006, recorded 10/30/2006, of record in Instrument No. 20061030-0134281, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1841 Lakewood Village Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 200002150015148; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County,

Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **WILMAR D. PEREZ,** husband of the aforesaid **SARAI E. TOVAR,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this the 4th day of November, 2016.

Sarai E. Tovar

SARAI E. TOVAR

WILMAR D. PEREZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sarai E. Tovar and husband, Wilmar D. Perez, 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 seal, this the 4th day of November, 2016.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19