BILL GARRETT, Davidson County
Trans:T20160099602 DEEDWARR
Recvd: 11/10/16 10:43 2 pgs
Fees:13.00 Taxes:599.40
20161110-0119015

LISA K R WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF RUTHERFORD** The actual consideration or value, whichever is greater, for this transfer is ~~$171,000.00~~ $162,000.00 Affiant Subscribed and sworn to before me, this 8th day of November, 2016. Notary Public My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Eladio Cespedes Sustaita	new owner	**165-09-0A-069.00-CO**
1868 Lakewood Village Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Raul Mendez Perez and Gladys Soto, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Eladio Cespedes Sustaita and Brenda A. Castro*, husband and wife

* also known as Brenda A. Castro-Muñiz (BACM)

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Three, Lakewood Village of record in Plat at Instrument No. 20020321-0034912, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raul Mendez Perez and Gladys Soto by Quitclaim deed from Jacqueline M. Soto of record in Instrument No. 20090521-0046832 Register's Office for Davidson County, Tennessee, dated May 15, 2009 and recorded on May 21, 2009.

This is ☐ improved property known as **1868 Lakewood Village Drive, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: PUD Boundary of record in Book 9700, Page 464, Subject to all matters shown on the Plan of record as Instrument Number 20020321-0034912, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10753, Page 71 and amended in Book 11425, Page 410 and Book 11512, Page 714, By-Laws of record in Book 11425, Page 441, Charter of Lakewood Village Homeowners Association of record in Book 11421, Page 342 and corrected in Book 11425, Page 434, Stormwater Detention Agreement of record in Book 10951, Page 654, Subject to rights of others in and to the common areas and/or elements, all in the Register's Office for Davidson County, Tennessee. And/or Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of November, 2016.

Raul Mendez Perez

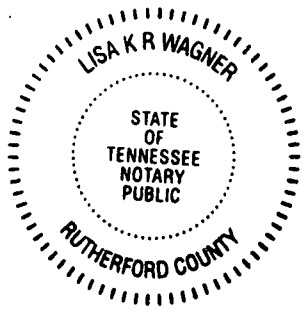
Gladys Soto

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Raul Mendez Perez and Gladys Soto, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of November, 2016.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020



SolomonParks File No. 7016291