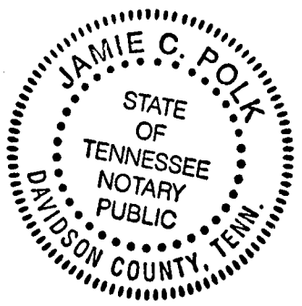
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Bonnie Larkin-Wildes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 3/10/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bonnie Larkin-Wildes	Movement Mortgage	Parcel ID:
4924 Deerhaven Drive	P.O. Box 890964	16514011100
Antioch, TN 37013	Charlotte, NC 28289-5964	

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, we

Jose D. Tovar, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bonnie Larkin-Wildes, an unmarried woman

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:

BEING all of Lot No. 104, Peppertree Forest, Phase 2, Section 12, according to Plat appearing of record in Plat Book 8250, Page 80, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said location and description.

Being the same property conveyed to Jose D. Tovar, an unmarried man, by deed from Preston Jones and Erma Jones, of record in Instrument 20130401-0031314, dated March 28, 2013, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 7982, Page 736, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 80, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

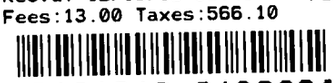
This is Improved (X) property, known as 4924 Deerhaven Drive, Antioch, TN 37013

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, their heirs and assigns forever; and we do covenant with 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 hand this 16th day of December, 2016.

Jose D. Tovar

BILL GARRETT, Davidson County
Trans: T20160111131 DEEDWARR
Recvd: 12/19/16 09:40 2 pgs
Fees: 13.00 Taxes: 566.10



20161219-0132684

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jose D. Tovar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.