File No.: 16126079

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170004091 DEEDWARR
Recvd: 01/17/17 09:20 2 pgs
Fees:13.00 Taxes:684.50
20170117-0004593

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Jessica L Tolley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of January, 2017.

Lisa Croyle
Notary Public

MY COMMISSION EXPIRES: 5.19.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cornerstone Development, LLC	Cornerstone Development, LLC	183050A 285.00
(NAME)	(NAME)	
216 Noah Drive, Suite 100	216 Noah Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Arturo Garcia Torres, a single man, Judy Lineth Garcia, a married woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cornerstone Development, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 473, Revision to Lot 473, Phase Four, Section Seven B, October Woods, according to survey and plat of same appearing of record in Instrument 20010830-0094254, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Auturo Garcia Torres and Judy Lineth Garcia, by Warranty Deed dated 03/17/2006 and filed for record on 03/23/2006 of record in Instrument 20060323-0033483, as corrected in Instrument 20170117-0004592, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Cornerstone Development, LLC by Warranty Deed filed for record in Instrument 20170117-0004593, said Registers Office.

Edison Garcia is joining in this conveyance to convey any marital interest in the property.

This Conveyance is subject to all matters as set forth per Plat of record in Instrument 20010830-0094254; Declaration of Covenants, Conditions and Restrictions of record in Book 9840, page 276, as amended in Instrument 20001003-0097964; Storm Water Detention Agreement of record in Book 11367, page 161; HOA Charter of record in Book 9840, page 259; All matters including but not limited to Restrictions of record in Book 5047, page 661 and Book 5047, page 656; Quitclaim Deed to October Woods Homeowner's Association, Inc. of record in Instrument 20001109-0111744; By-Laws of record in Book 9840, page 267; All matters including but not limited to Permanent Drainage Easement to State of Tennessee of record in Book 8443, page 75; All matters as

and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5804 Pekay Court, 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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 myself, my successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 13th day of January, 2017.

Arturo Garcia Torres

Judy Lineth Torres

Edison Garcia

State of Tennessee
County of Rutherford

Personally appeared before me Arturo Garcia Torres, Judy Lineth Garcia, and Edison Garcia with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of January, 2017.

Notary Public Lisa Croyle
My Commission Expires: 5.19.19

LISA CROYLE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16126079