WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$104,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of January, 2017. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170010416 DEEDWARR
Recvd: 02/03/17 13:08 2 pgs
Fees:13.00 Taxes:384.80
20170203-0011830

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Samuel Galarza	**Fifth Third Mortgage Company**	**Map 149-02-0-A Parcel 025.00co**
1025 Regents Park Circle	**P. O. Box 630170**	
Antioch, TN 37013	**Cincinnati, OH 45263**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Luis A. Galarza, single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Galarza and Rosa L. Galarza, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 25A on the Plan of Zone Lot Division of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32, Piccadilly Square, Phase I, of record in Plat Book 5200, Page 720, and as amended in Plat Book 6250, Page 468, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Luis A. Galarza, by Deed dated June 5, 2012 from The Bank of New York Mellon FKA The Bank of New York as Trustee for the benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2004-2, of record in Instrument No. 20120619-0053571, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 720, and as amended in Plat Book 6250, Page 468, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6186, Page 238 and in Book 6251, Page 616, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 6250, Page 468, Register's Office for Davidson County, Tennessee. (4) Grant of Utility Easement of record in Book 6298, Page 491, said Register's Office. (5) Deeds of conveyance for sewer purposes of record in Book 6530, Page 819 and in Book 6530, Page 823, said Register's Office. (6) Declaration of Covenants, Conditions and Restrictions of Piccadilly Square, of record in Book 6236, Page 683, amended in Book 6295, Pages 506, 520, and 534, Book 6300, Page 409, re-recorded in Book 6306, Page 833, further amended in Book 6496, Pages 100, 107 and 114, Book 6518, Pages 184 and 190, and in Book 6830, Page 739, Register's Office for Davidson County, Tennessee. (7) By-Laws of record in Book 6236, Page 708, amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and in Book 6300, Page 431, Register's Office for Davidson County, Tennessee. (8) Articles of Incorporation of Piccadilly Square Homeowners Association of record in Book 6236, Page 703, amended in Book 6295, Pages 548, 556 and 564, and in Book 6300, Page 423, said Register's Office. (9) Information Brochure for Piccadilly Square Homeowners Association of record in Book 6236, Page 726, amended in Book 6295, Pages 596 and 602, and in Book 6300, Page 439, said Register's Office. (10) Charter of Piccadilly Square Homeowners Association of record in Book 7288, Page 963, said Register's Office. (11) Declaration of Restrictive Covenants of record in Book 6355, Page 322, said Register's Office. (12) Conveyance of Open Space to Piccadilly Square Homeowners Association of record in Book 7778, Page 366, Book 6236, Page 680, and corrected in Book 6295, Page 503, said Register's Office. (13) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1025 Regents Park Circle, 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 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/our hand(s) this **31st** day of **January, 2017.**

Luis A. Galarza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Luis A. Galarza,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21