RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178432

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170013744 DEEDWARR
Recvd: 02/15/17 11:08 2 pgs
Fees:13.00 Taxes:740.00
20170215-0015615

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2017.

NOTARY PUBLIC

My commission expires: 1/18/18

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
Stacy Wayne Perry 4964 Pebble Creek Drive Antioch, TN 37013	Same address as new owner	149 06 0 040.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JUAN ALEXEY SEGURA SARMIENTO AND WIFE, SUCY NIEVES**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **STACY WAYNE PERRY, A SINGLE 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:

Land located in Davidson County, Tennessee, being all of Lot 67 on the Plan of Section 5, Pebble Creek, of record in Plat Book 5210, page 308, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Juan Alexey Segura Sarmiento and wife, Sucy Nieves, by Warranty Deed from David Rhea and wife, Sarah Rhea, dated 1/29/2016, recorded 2/2/2016, of record in Instrument #20160202-0010036, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4964 Pebble Creek 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 Plat Book 5210, page 308; 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 they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their 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.

WITNESS OUR HANDS, this the 27th day of January, 2017.

Juan Alexey Segura Sarmiento by Sucy Nieves. His Attorney in Fact

JUAN ALEXEY SEGURA SARMIENTO
BY SUCY, NIEVES, HIS ATTORNEY-IN-FACT

SUCY NIEVES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Sucy Nieves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of January, 2017.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of January, 20127 before me, appeared Sucy Nieves, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Juan Alexey Segura Sarmiento and that said instrument was signed in behalf of the said Juan Alexey Segura Sarmiento by herself as his attorney-in-fact.
Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD