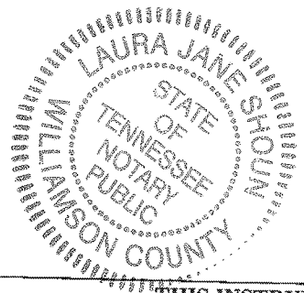
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $283,400.00.

Affiant

Subscribed and sworn to before me this 10 day of February, 2017

Notary Public

My Commission expires: 6/14/2020 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jesus Wences Romero	Highlands Residential Mortgage, LTD	174-11-0B-022.00
161 Clarion Road	12001 N. Central Expressway, Suite 750	
Lawrenceville, GA 30043	Dallas, TX 75243	

Davidson County DEEDWARR
Recvd: 02/15/17 12:19 2 pgs
Fees:13.00 Taxes:1048.58
20170215-0015679

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **India S. Royster,** [redacted] hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jesus Wences Romero**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

a single man

See Exhibit "A" on page 2.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $2,075.00 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 174-11-0B-022.00
- Subject to all matters as shown on the Plan of record in Plat Book Instrument No. 20130422-39873, page , Register's Office County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book , page , Register's Office for Davidson County, Tennessee.

This is improved property known as: **6121 Cane Springs Road, Cane Ridge, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this February 10, 2017.

India S. Royster

STATE OF Texas
COUNTY OF Dallas

Before me Shala Martin, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **India S. Royster**, [redacted] to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 10, 2017

My commission expires: May 6, 2019

Notary Public

SHALA MARTIN
Notary Public, State of Texas
My Commission Expires
May 06, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final plat of The Grove of Cane Ridge, Phase Two, as shown by Plat of record in Instrument Number 20130422-0039873, for the Register's office of Davidson County.

Being the same property conveyed India S. Royster, From Randall Clemons, Trustee, for benefit of Wilson Bank and Citizens Bank of Lafayette, by deed on August 21, 2013, of record in Instrument Number 20130823-0089217, Register's Office for Davidson County, Tennessee.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN