Davidson County DEEDWARR Recvd: 03/15/17 14:29 4 pgs Fees:23.00 Taxes:573.50 **20170315-0025468**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00 Affiant Subscribed and sworn to before me, this 7th DAY OF March, 2017. Notary Public MY COMMISSION EXPIRES: 5/13/2020 (AFFIX SEAL)

WARRANTY DEED

HRM17-2884

DEANNA COOPER STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL, NUMBERS
Maribel Herrera Sanchez	Highlands Residential Mortgage	
2884 Lera Jones Dr	(NAME) 12001 N. Central Expressway, Suite 750	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75243	150-06-0-058.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LISA M. EADS, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIBEL HERRERA SANCHEZ, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 45 on the Plan of Section One, Percy Priest Meadows of record in Plat Book 4675, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marie C. Young and Gloria J. Cook by Quitclaim deed from William J. Eads of record in Instrument No. 20011119-0126254 Register's Office for Davidson County, Tennessee, dated November 19, 2001 and recorded on November 19, 2001.

Being the same property conveyed to Lisa M. Eads, an individual by Quitclaim deed from Gloria J. Cook, an individual of record in Instrument No. 20070906-0106972 Register's Office for Davidson County, Tennessee, dated September 05, 2007 and recorded on September 06, 2007.

Being the same property conveyed to Gloria J. Cook, an individual by Quitclaim deed from Lisa M. Eads, an individual of record in Instrument No. 20100414-0028161 Register's Office for Davidson County, Tennessee, dated April 14, 2010 and recorded on April 14, 2010.

Being the same property conveyed to Lisa M. Eads, an individual, by Quitclaim Deed from Gloria J. Cook, individual, of record in Instrument No. 20170314-0025031 Register's Office for Davidson County, Tennessee, dated May 6, 2010 and recorded on March 14, 2017.

William J. Eads, spouse of Lisa M. Eads conveys any marital interest he may have in said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 4675, Page 110, Book 4815, Page 647; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2884 Lera Jones Dr , Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of March, 2017.

Lisa M. Eads

William J. Eads

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of March, 2017, before me personally appeared Lisa M. Eads, a married woman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of March, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

STATE OF Tennessee

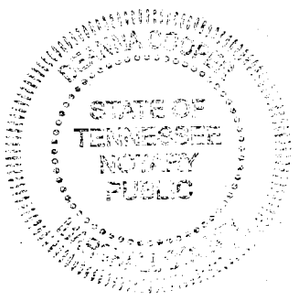
COUNTY OF Davidson

On this the 7th day of March, 2017, before me personally appeared William J. Eads to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of March, 2017.

Deanna Cooper

Notary Public



My Commission Expires: 5/13/2020

(SEAL)

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deanna Cooper
Notary's Signature

My Commission Expires: 05/13/2020

