WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
[illegible] WEST END AVE.
[illegible]

JAMES A. WAECHTER DAVIDSON COUNTY, TN NOTARY PUBLIC STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans: T20170042725 DEEDWARR
Recvd: 05/19/17 10:02 2 pgs
Fees: 13.00 Taxes: 943.50
20170519-0049846

THIS INSTRUMENT WAS PREPARED BY
[illegible]deman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendyl Perkins and Stephen M. Womack	New owner	
(NAME)	(NAME)	
3207 Southlake Drive		133-03-0-001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PENUFLOR LONTOC, III AND CATHY LONTOC, SOLE HEIRS AT LAW OF PENUFLOR LONTOC, JR. AKA JOHN M. LONTOC, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENDYL PERKINS, AN UNMARRIED WOMAN AND STEPHEN M. WOMACK, AN UNMARRIED MAN,** 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. 15, Section One, Southlake, of record in Book 2083, Page 58, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Marsha L. Nevills, unmarried to John M. Lontoc, Jr., as recorded on the 14th day of June, 1999 in Deed Book 11525, Page 995 and Probate Docket #16P-1794, in the Register's Office of Davidson County, Tennessee. Penuflor Lontoc, Jr. aka John M. Lontoc, Jr. died intestate on October 11, 2016. Penuflor Lontoc, III and Cathy Lontoc are the sole heirs at law pursuant to the Estate of Penuflor Lontoc, Jr. probated under Docket No. 16P-1794, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3207 Southlake Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 10 day of May, 2017.

Penuflor Menvoc Lontoc III

PENUFLOR LONTOC, III, HEIR AT LAW OF PENUFLOR LONTOC, JR.

Cathy Lontoc, By Penuflor Menvoc Lontoc III, Attorney In-Fact

CATHY LONTOC, HEIR AT LAW OF PENUFLOR LONTOC, JR., BY: PENUFLOR LONTOC, III, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penuflor Lontoc, III, the bargainor, 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 10 day of May, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10 day of May, 2017, before me personally appeared Penuflor Lontoc, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cathy Lontoc and acknowledged that he executed the same as the free act and deed of Cathy Lontoc.

Witness my hand and official seal at Nashville, Tennessee this 10 day of May, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public