WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-PR-17-6408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/19

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170046379 DEEDWARR
Recvd: 06/01/17 10:36 2 pgs
Fees:13.00 Taxes:703.37

20170601-0054375

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Wilbert Salomon De Leon Padilla	Alterra Group, LLC	
(NAME)	(NAME)	
6408 Wildgrove Drive	350 S. Rampart Blvd. S-310	176-05-0B-037.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Las Vegas, NV 89145	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM J. MERCER AND WIFE, RUTH M. MERCER AND AND D. BRYANT MERCER, UNMARRIED ALICIA M. NEWBERRY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILBERT SALOMON DE LEON PADILLA AND WIFE CINDY EMELI DE LEON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 132 on the Plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900, Page (s) 885 through 887, inclusive, 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 William J. Mercer and wife, Ruth M. Mercer and D. Bryant Mercer, unmarried and Alicia M. Newberry, unmarried, as joint tenants with right of survivorship by Quitclaim deed from William J. Mercer and wife, Ruth M. Mercer and D. Bryant Mercer, unmarried and Alicia M. Newberry, unmarried of record in Instrument No. 20090225-0016393 Register's Office for Davidson County, Tennessee, dated January 22, 2009 and recorded on February 25, 2009. Being the same property conveyed to William J. Mercer and wife, Ruth M. Mercer and D. Bryant Mercer, unmarried and Alicia M. Newberry, unmarried by Warranty deed from David A. Rogers of record in Instrument No. 20040624-0075367 Register's Office for Davidson County, Tennessee, dated May 27, 2004 and recorded on June 24, 2004.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 885 through 887, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7823, Page 857; Book 7857, Page 94; Book 7876, Page 75; Book 9616, Page 470; Book 9616, Page 477; Book 9678, Page 187; Book 9764, Page 44; Book 11180, Page 802 and Book 9678, Page 213, Register's Office for Davidson County, Tennessee.
- By-Laws of Hickory Woods Estates HOA of record in Book 7932, Page 648; and as Exhibit "C" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hickory Woods recorded in Book 9678, Page 187; Instrument Number 20001207-0120450 and Instrument number 20031010-0150800, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 9680, Page 319, in the Register's Office for Davidson County, Tennessee.
- Common Area conveyed to Homeowners Association of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20010614-0062709 and Instrument Number 20011015-0111957, in the Register's Office for Davidson County, Tennessee.
- Guidelines of record in Instrument Number 20010614-0062710, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 9632, Page 973 and Instrument No. 20011214-0138441, in the Register's Office for Davidson County, Tennessee.
- Grant of Anchor Easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee.

Power of Attorney's in Instrument #20170601-0054373, and 20170601-0054374, Register's Office for said County.

- Deed of Conveyance of record in Book 8169, Page 564, Book 8169, Page 571, Book 8169, Page 579 and Book 8169, Page 588, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20090225-0016393 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6408 Wildgrove Drive , Antioch, Tennessee 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 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 the ~~23rd~~ 23rd + 30th DAY OF MAY, 2017.

William J Mercer by D. Bryant Mercer
William J. Mercer by D. Bryant Mercer, ATTORNEY IN FACT
Attorney in Fact

Ruth M. Mercer by D. Bryant Mercer
Ruth M. Mercer by D. Bryant Mercer, ATTORNEY IN FACT
Attorney in Fact

D. Bryant Mercer
D. Bryant Mercer

Alicia M. Newberry
Alicia M. Newberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. Bryant Mercer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM J. MERCER AND RUTH M. MERCER, and who acknowledged he executed the same as the free act and deed of the said WILLIAM J. MERCER AND RUTH M. MERCER.

Witness my hand and official seal, this the 30th of May, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. BRYANT MERCER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA M. NEWBERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212