Prepared by:
Bryson & Bryson Attorneys
P.O. Box 96
Woodbury, Tennessee 37190

Send tax bill to: (New Owners)
Manuel and Christy L.Sierra
3706 Tibbs Drive
Nashville,TN 37211

Map 133-6 Parcel 200

BILL GARRETT, Davidson County
Trans:T20170072201 DEEDWARR
Recvd: 08/21/17 09:38 2 pgs
Fees:13.00 Taxes:222.00
20170821-0085474

WARRANTY DEED

For and in consideration of the sum of $60,000.00 cash in hand paid the receipt of which is acknowledged,I,Teresa Warren have bargained and sold and by these presents do transfer and convey to Manuel Sierra and wife,Christy L.Sierra their heirs and assigns the following land in Davidson County,Tennessee described as:

Land in Davidson County,Tennessee being Lot No.4 on the Plan of Leonard Heights Subdivision,as of record in Book 2330,Page 15, Register's Office for Davidson County,Tennessee.
Said Lot No.4 fronts 70 feet on the northerly side of Tibbs Drive and runs back between parallel lines 146 feet to a dead line in the rear.

Being the same property conveyed to Teresa Warren by deed from A. Hugh Brewer and wife,Margaret P.Brewer recorded in Book 4590,page 185, and deed from James L.Warren by Instrument Number 20000329-0031340 Register's Office for Davidson County,Tennessee.

This property is subject to all governmental regulations,such limitations, restrictions,and encumbrances as may affect the premises,and all matters as shown on the Plan of record in Plat Book 2330, page 15,Register's Office for Davidson County,Tennessee.

To have and to hold the said real estate together with all of the appurtenances estate,title and interest thereto belonging to Manuel Sierra and wife,Christy L.Sierra their heirs and assigns.I covenant with the Grantees that I have a good right to convey it and it is unencumbered.

I further covenant and bind myself,my heirs and representatives to warrant and defend the title to Manuel Sierra and wife,Christy L.Sierra their heirs and assigns,against the lawful claims of all persons whomsoever.

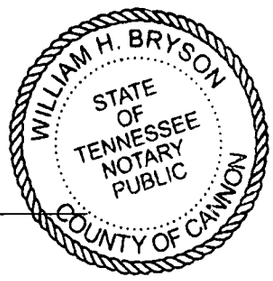
Witness my hand this August 12,2017.

Teresa Warren

STATE OF TENNESSEE
CANNON COUNTY

Personally appeared before me,the undersigned authority,Teresa Warren with whom I am personally acquainted,who acknowledged that she executed the within instrument (Warranty Deed) for the purposes therein contained.

Witness my hand and seal this August 12,2017.



William H. Bryson
Notary Public

My commission expires January 28,2018.

I certify that the actual consideration or the fair market value of the property conveyed hereby whichever is more is $ 60,000.00

Christy L. Sierra
Affiant

Subscribed before me this August 21, 2017

L. Chandler, Dep. Reg
~~Register~~