STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $226,000.00 (Two Hundred Twenty Six Thousand).

Hailey C Ovalle
AFFIANT

Subscribed to and sworn before me this 27th day of September, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

Bill Garrett Davidson County
Batch# 6627 DEEDWARR
10/02/2017 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $836.20
20171002-0100892

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hailey C. Ovalle and Juan P. Ovalle 247 Wilowen Drive Nashville, TN 37210	Cadence Bank, N.A. 3500 Colonnade Parkway, Suite 600 Birmingham, AL 35243	09505006000

WARRANTY DEED

FOR AND IN 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, I/WE, **HEIDI SEPULVEDA, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HAILEY C. OVALLE AND JUAN P. OVALLE, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), 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. 85 on the Plan of Creekside Heights, of record in Book 2663, Pages 114 and 115, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christina Fritz and wife, Heidi Fritz, by deed from Phillip D. Hunt and wife, Carole A. Hunt, of record in Instrument No. 20031001-0145045, dated September 29, 2003 and recorded October 1, 2003, Register's Office for Davidson County, Tennessee and further conveyed to Heidi Sepulveda by quitclaim deed from Christian Fritz of record in Instrument No. 201710020100890, dated 09/22/2017 and recorded 09/22/2017, Register's Office for Davidson County, Tennessee.

Heidi Sepulveda is now married and formally known as Heidi Fritz, Her Husband, Mark Sepulveda hereby joins in this conveyance for the purpose of conveying any and all marital rights he might have in said property.

Being also known as 247 Wilowen Drive, Nashville, Tennessee 37210.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 247 WILOWEN DRIVE NASHVILLE, TN 37210

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. Whenever 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, this 27th day of September, 2017

Heidi Sepulveda
Heidi Sepulveda

Mark Sepulveda
Mark Sepulveda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of September, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Heidi Sepulveda and Mark Sepulveda** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of September, 2017.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2017084678

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017