WARRANTY DEED

Bill Garrett Davidson County
Batch# 13086 DEEDWARR
10/13/2017 09:44:43 AM 2 pgs
Fees: $13.00 Taxes: $750.73

20171013-0105032

P-BR-17-0404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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:	MAP / PARCEL NUMBER (S)
Salvador Perez	Alterra Group	
(NAME)	(NAME)	**150-5-242.00**
404 Safford View Drive	350 S. Rampart #310	
(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, **WILSON PETE ADKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SALVADOR PEREZ, A MARRIED MAN,** 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. 266 on the plan of Cherry Hills, Section 5, of record in Plat Book 4300, Page 156, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wilson Pete Adkins by Special Warranty Deed from Vericrest Financial Inc., as Attorney-in-Fact for U.S. Bank Trust, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL2, recorded January 14, 2013 in Instrument No. 20130114-0004096, Register's Office for Davidson County, Tennessee.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otheriwse, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4300, Page 156;
- Covenants, Conditions and Restrictions of record in Book 4579, Page 841; Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **404 Safford View 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 6th DAY OF OCTOBER, 2017.

(X) _____
Wilson Pete Adkins

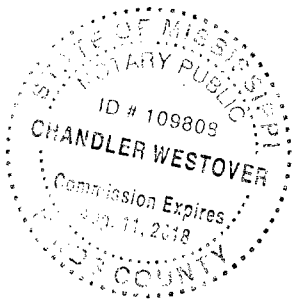
(X) _____
Cary Ann Sorum

STATE OF MS
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILSON PETE ADKINS and CARY ANN SORUM, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of October, 2017.

_____
Notary Public
My Commission Expires: 08/11/2018
(SEAL)



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