Bill Garrett Davidson County
Batch# 29405 DEEDWARR
11/22/2017 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20171122-0120178

WARRANTY DEED

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$194,000.00 ADH
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF November,2017. Lisa Connally
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5.19.19
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 149
Jorge Eduardo Perez 725 Knightsbridge Way Antioch, Tennessee 37013	Movement Mortgage LLC 8024 Calvin Hall Rd. Indianland, SC 29707	GROUP 02 0B PARCEL 056.00 CO

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, we,

Crystal Parman, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jorge Eduardo Perez
and
Ana Victoria Guerrero Mendoza,
husband and wife

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(s) 139, as shown on the map entitled Piccadilly Square, Phase II, of record as Plat Book 6250, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Crystal Parman by deed from Shatika Dillard, of record in Instrument No 20100805-0061708, Register's Office for said County, dated July 23, 2010, and Recorded on August 5, 2010.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **725 Knightsbridge Way, 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 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 and official seal at office this 20th day of November, 2017.

Crystal Parman

Crystal Parman

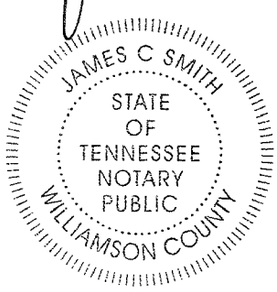
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Crystal Parman, with whom I am personally acquainted, (or who 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, at office, this 20th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019



PLEASE RETURN TO:

Lawyers Land Title
500 North Walnut Street
Murfreesboro, TN 37130

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, Lynn Vaught, 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 is a true and correct copy of the original document executed and authenticated according to law.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY