Bill Garrett Davidson County
Batch# 53893 DEEDWARR
02/01/2018 02:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180201-0010455

WHEN RECOREDED MAIL TO:
TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

INSTRUMENT WAS PREPARED BY:
Natalie Palacios, BC Law
1181 California Ave. Ste. 185
Corona, CA 92881

WARRANTY DEED

For good consideration, I (We) **TIMOTHY ERICKSON, A SINGLE PERSON AND JOYCE ERICKSON, A SINGLE PERSON WHO ERRONEOUSLY ACQUIRED TITLE AS HIS WIFE**, hereby bargain, deed and convey to **TIMOTHY ERICKSON, A SINGLE PERSON AND JOYCE ERICKSON, A SINGLE PERSON** the following described land in DAVIDSON County, to wit:

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 168, PLAN OF TOWN PARK ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGES 64 AND 65, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT 168 FRONTS 91.36 FEET ON THE NORTHWESTERLY SIDE OF SOUTHWIND DRIVE AND EXTENDS BACK 180.01 FEET ON THE NORTHWESTERLY LINE, AND 178 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE, MEASURING 98.65 FEET THEREON.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN 3400/120 & 3436/43 FROM ADJACENT PARCEL DEED, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD; AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY ERICKSON AND WIFE, JOYCE ERICKSON BY DEED FROM WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES, LLC, 2004-OP2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-OP2 RECORDED 01/12/2007 IN DEED INSTRUMENT 200701120005180, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 13501003900

Property Address: 1716 SOUTHWIND DR, NASHVILLE, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 17 day of January 2018.

TIMOTHY ERICKSON

JOYCE ERICKSON

STATE OF TENNESSEE)
) SS.
COUNTY OF WILLIAMSON)

On this 17th day of JANUARY 2018, before me personally appeared TIMOTHY ERICKSON AND JOYCE ERICKSON, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

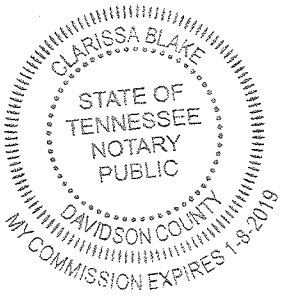
Tim Eicken
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn before me this 17th day of JANUARY, 20 18.

(seal)

Notary Public
My Commission Expires: 1/8/19



True Copy Certification

I, Bianca Williams, 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.

Bianca Williams
Signature

State of Texas

County of Collin

KATHERINE WITT

Personally appeared before me, [Name of Notary], a notary public for this county and state, *[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*BIANCA WILLIAMS

Notary's Signature

My Commission Expires: 5/21/19
Notary' Seal (if on paper)

KATHERINE WITT
MY COMMISSION EXPIRES
May 21, 2019