WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 7-20-20

(AFFIX SEAL)

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF JUDITH C. JACOBS

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ana M. Perez Lopez Alba D. Perez Lopez	Regions Bank dba Regions Mortgage	148-08-0/160.00
(NAME)	(NAME)	
4432 Dowdy Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 75340 **DEEDWARR**
04/02/2018 11:57:30 AM 2 pgs
Fees: $13.00 Taxes: $414.40

20180402-0030249

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gustavo A. Perez and Carmen H. Perez-Lopez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ana M. Perez Lopez, unmarried woman, and Alba D. Perez, Unmarried woman and Anibal Alfonso Perez Linares, married man and Hortencia Lopez Deperez, his wife, as joint tenants with the rights of survivorship,** 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 No. 36 on the Plan of Hazelwood, Section 16 of record in Book 5060, page 70, Register's Office for said County,

Said Lot No. 36 fronts 62.5 feet on teh northerly margin of Dowdy Drive and extends back 137.71 feet on the easterly line and 134.05 feet on the westerly line to a dead line in the rear, measuring 72.71 feet thereon.

Being the same property conveyed to Gustavo A. Perez, an unmarried man and Mynor A. Perez Gonzalez, unmarried man by deed from Fred W. Warren, Jr. and Margaret S. Warren, dated September 19, 2014 and filed for record September 22, 2014 as Instrument No. 20140922-0086826 in the Register's Office for Davidson County, Tennessee, the said Mynor A. Perez Gonzalez conveyed his interest in the property to Carmen H. Perez Lopez by instrument dated May 22, 2015 and filed for record May 22, 2015 a Instrument No. 20150522-0047514 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 5060, page 70, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5137, page 701, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 4432 Dowdy Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 27th day of March, 2018.

Gustavo A. Perez

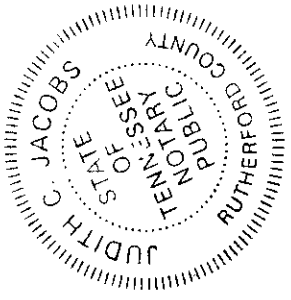
Carmen H. Perez-Lopez

State of Tennessee
County of Davidson

Personally appeared before me Gustavo A. Perez and Carmen H. Perez-Lopez, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of March, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-22



File No.: 201802019