(1) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805147

Bill Garrett Davidson County
Batch# 110256 DEEDWARR
06/28/2018 03:01:52 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20180628-0062736

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mario A. Cardiel 3312 Penn Meade Way Nashville, TN 37214	Tower Community Bank 4564 Main Street Jasper, TN 37347	052-13-0B-288.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew P. Epperson and Jana N. Epperson, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Mario A. Cardiel and Emma G. Peterson Cardiel** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of River Glen, Phase 3, Section 2, as of record in Instrument No. 20020917-0113231, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew P. Epperson and Jana N. Epperson, husband and wife, by Warranty Deed from Gary Hornsby and Vickie Hornsby, husband and wife, dated 7/2/2014, recorded 7/8/2014, of record in Instrument No. 20140708-0059865, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which June affect the within described property.

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, his heirs and assigns, forever;

AND **Andrew P. Epperson and Jana N. Epperson, husband and wife,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Andrew P. Epperson and Jana N. Epperson, husband and wife,** further covenant

and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 3312 Penn Meade Way, Nashville, TN 37214

Executed on this 25th day of June, 2018.

Andrew P. Epperson

Jana N. Epperson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Andrew P. Epperson and Jana N. Epperson, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of June, 2018.

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 25th day of June, 2018.

Notary Public

My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022