WARRANTY DEED

Bill Garrett Davidson County
Batch# 132240 **DEEDWARR**
08/23/2018 11:07:23 AM 3 pgs
Fees: $18.00 Taxes: $1,579.90

20180823-0083619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00.

K. Nip
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-18
(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 07-18-0024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lisa Garcia (NAME)	Impac Mortgage (NAME)	103-09-0-085.00
814 Kendall Dr. (ADDRESS)	One City Blvd. W, Ste. 200 (ADDRESS)	
Nashville, TN. 37209 (CITY) (STATE) (ZIP)	Orange, CA. 92868 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SEAN PERATIKOS AND MERIDITH PERATIKOS**, HUSBAND AND WIFE, AND **CHARLES FENNER AND ERIN BROOKS**, HUSBAND AND WIFE (collectively, the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to (i) **LISA GARCIA**, a single woman, as to a 50% interest, and (ii) **ERIC SCHMORANZER** and **ELEANOR SCHMORANZER**, husband and wife, as to a 50% interest (collectively the "Grantees"), their heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "Property"), to-wit:

Lot 54, SECTION 4, BROOKSIDE COURTS ADDITION NO. 4, as shown on plat of record in Plat Book 2083, Page 59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sean Peratikos and wife, Meridith Peratikos, with the right of survivorship, join tenants with Charles Fenner, unmarried, and Erin Brooks, unmarried, with the right of survivorship, by Warranty Deed from Betty Jo Dent, unmarried, of record in Instrument No. 20171218-0128605 (corrected at Scrivener's Affidavit of record in Instrument No. 20180108-0002133), in the Register's Office of Davidson County, Tennessee, dated December 08, 2017 and recorded on December 18, 2017.

G 18-2813

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "Permitted Exceptions"):

1. Real property taxes for the year 2018 and subsequent years;
2. All matters appearing on the plat of SECTION 4, BROOKSIDE COURTS ADDITION NO. 4, as recorded in Plat Book 2083, Page(s) 59, in the Register's Office of Davidson County, Tennessee;
3. Declaration of Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2015, Page 56, in the Register's Office of Davidson County, Tennessee; and
4. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Property.

This is improved property located at 814 Kendall Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, thier successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

(signatures on the following page)

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 14th day of August 2018.

GRANTORS:

Charles Fenner

Erin Brooks

Sean Peratikos

Meridith Peratikos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Matthew Noggle, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles Fenner and Erin Brooks, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 14th day of August, 2018.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Matthew Noggle, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sean Peratikos and Meridith Peratikos, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 14th day of August, 2018.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022