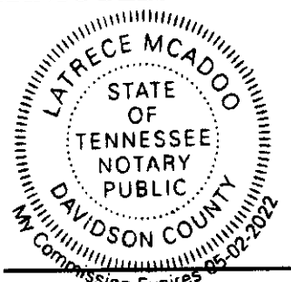
#13384 Return to: Advantage Title & Escrow
1321 Murfreesboro Pike, Ste. 823
Nashville TN 37217

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

Andy Ferriss
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2018.

Latrece McAdoo
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Karen Y Johnson Davidson County
Batch# 137131 DEEDWARR
09/05/2018 10:41:40 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180905-0087664

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9586

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Luis R. Cevallos	Pinnacle Bank	
4014 LIBERTON WAY	1125 Ocean Ave	187-09-0A-237.00CO
NOLENSVILLE, TN 37135	Lakewood NJ 08701	

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 ACKNOWLEDGE, WE,

DAVID MEADOW FERRISS III, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUIS R. CEVALLOS, AND WIFE, SOON O. CEVALLOS

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. 237, on the Plan of Phase Nine, Section One, Burkitt Village, of record in Instrument No. 20160609-0058547, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20161013-0108490, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to David Meadow Ferriss III, a single man as recorded on the 13th day of April, 2017 in Instrument No. 20170413-0036228 and part of Special Warranty Deed from Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership) to Regent Homes, LLC, a Tennessee Limited Liability Company as recorded on the 28th day of May, 2015 in Instrument No. 20150528-0049353, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

4. Greenbelt Assessment recorded at Instrument No. 20090730-0071373.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE NINE, SECTION ONE, BURKITT VILLAGE, as recorded in Instrument No. 20160609-0058547, corrected at Instrument No. 20161013-0108490 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

6. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20130717-0074035; 20140814-0073542 and 20161118-0122036, but deleting any covenant, condition or restriction indicating a

6. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20130717-0074035; 20140814-0073542 and 20161118-0122036, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

7. Charter of Burkitt Village Homeowners Association recorded at Instrument No. 20121213-0114972.

8. Easement for Sanitary Sewers, recorded in Instrument No. 20051031-0131232.

9. Easement for Global Signal Acquisitions, IV, LLC, recorded in Instrument No. 20140509-0039932.

10. Easement recorded in Book 10424, Page 26.

11. Inspection & Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument Nos. 20121029-0098753; 20130724-0076308 and 20131216-0126751.

12. FYI: Notice of Completion recorded at Instrument No. 20170306-0021958.

This is improved property known as 4014 LIBERTON WAY, NOLENSVILLE, TN 37135

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 31st day of August, 2018.

David Meadow Ferriss, III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DAVID MEADOW FERRISS, III, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIMMY R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020