WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $201,000.00.

Affiant

Subscribed and sworn to before me this 29 day of January, 2019

Notary Public
My Commission expires: 7/5/21
(Affix Seal)

SHAUNA DANIELS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wendy Lisset Reyes Roger Alfredo Reyes	First Community Mortgage, Inc.	149-04-0-034.00
2711 Edge O Lake Drive	262 Robert Rose Drive, Suite 101	
Nashville, TN 37217	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Steve P. Ziel, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wendy Lisset Reyes, unmarried and Roger Alfredo Reyes, unmarried, as joint tenants with right of survivorship** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Edge-O-Lake Estates, Section II, as of record in Plat Book 3600, Page 72, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 186 fronts 78.0 feet on the southwesterly side of Edge-O-Lake Drive and extends back 162.61 feet on the northwesterly line and 127.44 feet on the southeasterly line to a dead line in the rear which is a broken line measuring 119.70 feet thereon.

Being the same property conveyed to Steven P. Ziel, unmarried and Sheryl Ziel, Joint Tenants With Right of Survivorship by Warranty Deed on March 15, 2007, of record in Instrument Number 20070326-0036283, Register's Office for Davidson County, Tennessee. Further conveyed to Steve P. Ziel from Sheryl Ziel by Quitclaim Deed on February 25, 2010, of record in Instrument Number 20100301-015303, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3600, Page 72, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3811, Page 984, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2711 Edge O Lake Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Karen Johnson Davidson County
Batch# 189858 DEEDWARR
01/30/2019 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $743.70
20190130-0008919

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 our hands this January 29, 2019.

Steve P. Ziel

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steve P. Ziel** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 29, 2019

Notary Public

My commission expires 11.8.21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna L. Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

