This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $398,000.00.

Affiant

Subscribed and sworn before me this the 16th day of May, 2019.

Notary Public
My commission expires: 10/11/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 231260 **DEEDWARR**
05/17/2019 09:45:31 AM 2 pgs
Fees: $13.00 Taxes: $1,472.60

20190517-0046612

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Timothy Borquez	Sierra Pacific Mortage Company, Inc.	042-15-0 107.00
211 Linda Lane	1180 Iron Point Road, Suite 200	
Madison, TN 37115	Folsom, CA 95630	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIKE OMOUMI AND TERI OMOUMI, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIMOTHY BORQUEZ AND REBECCA BORQUEZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Blair Heights, Section Two, of record in Book 2133, page 51, in the Register's Office of Davidson County, Tennessee. (Description same as previous deed of record.)

Said Lot No. 30 fronts 150 feet on the East side of Linda Lane and runs back between parallel lines 267 feet to a dead line.

Being the same property conveyed to Mike Omoumi and wife, Teri Omoumi, by deed from Karen Ann Cannon, Robert Bruce Tugwell, Jr., Michael Lee Tugwell and Tina Tugwell Hudson, dated 05/12/2017, of record in Instrument No. 20170516-0048505, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 211 Linda Lane, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 15 day of May, 2019.

Mike Omoumi by Teri Omoumi
Mike Omoumi
BY: Teri Omoumi as Attorney-in-Fact
attorney-in-fact

Teri Omoumi
Teri Omoumi

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of May, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Teri Omoumi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mike Omoumi by Specific POWER OF ATTORNEY dated May 8 2019, and who acknowledged that he executed the same as the free act and deed of Mike Omoumi.

Witness my hand and official seal this 15 day of May, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teri Omoumi, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of May, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022