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 $215,000.00.

Affiant

Subscribed and sworn before me this the 12th day of February, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 357693 DEEDWARR
02/13/2020 09:09:12 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20200213-0016511

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alejandro Perla Santos	Paramount Residential Mortgage Group	162-10-0 044.00
508 Michele Drive	1265 Corona Pointe, Suite 301	
Antioch, TN 37013	Corona, CA 92879-1799	

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, **DEBBIE CROWE LEMING F/K/A DEBBIE C. SANDLIN AND DENNIS MICHAEL LEMING, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ALEJANDRO PERLA SANTOS, a single man,** 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. 44, on the Plan of Resubdivision of Lots 42-59, Brook-View-Estates, Section 1, of record in Book 4675, page 17, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Debbie C. Sandlin, unmarried, by deed from Terry P. Sandlin, unmarried, dated 12/21/1993, of record in Book 9197, page 841, said Register's Office.

Also being the same property conveyed to Terry P. Sandlin and wife, Debbie C. Sandlin, as tenants by the entirety, by deed from Terry P. Sandlin and wife, Debbie C. Sandlin, dated 08/22/1983, of record in Book 6124, page 193, said Register's Office.

Also being the same property conveyed to Terry P. Sandlin by deed from Judy Ann Sandlin Hubbard and husband, Steve Gary Hubbard, dated 08/08/1983, of record in Book 6117, page 992, said Register's Office.

Also being the same property conveyed to Terry P. Sandlin and wife, Judy Ann Sandlin by deed from Larry Tidwell and wife, Connie R. Tidwell and Lanny Tidwell, dated 08/13/1974, of record in Book 4844, page 420, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 508 Michele Drive, Antioch, TN 37013.

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.

DCL A-P.S.

Witness my hand this the 12th day of February, 2020.

Debbie Crowe Leming

Dennis Michael Leming

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Debbie Crowe Leming and Dennis Michael Leming,** 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 12th day of February, 2020.

My commission expires:

9-6-22

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ 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 _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public