(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 554951 DEEDWARR
01/15/2021 10:31:17 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20210115-0007068

File #2020-808

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $389,000.00.

Teresa Peralta Polniak
Affiant

Subscribed and sworn to before me on January 13, 2021.

Hillary Torrence
NOTARY PUBLIC
My Commission Expires: 12/16/2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Christian Joseph Polniak and Teresa Peralta Polniak 212 Sugar Magnolia Ln. Antioch, TN 37013	LoanDepot.com, LLC 26642 Towne Centre Drive Foothill Ranch, CA 92610	173-10-0C-041.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DOUGLAS L. PERALTA AND VALREE A. PERALTA, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **CHRISTIAN JOSEPH POLNIAK AND TERESA PERALTA POLNIAK, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 140, as shown on the map entitled Final Plat, Delvin Downs, Phase 1, of record in Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DOUGLAS L. PERALTA AND VALREE A. PERALTA, HUSBAND AND WIFE, by deed from CAPITAL HOMES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20141201-0110025, dated November 26, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 212 Sugar Magnolia Ln., 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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, their 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 our hands on January 13, 2021.

Grantor:

Douglas L. Peralta

Grantor:

Valree A. Peralta

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DOUGLAS L. PERALTA AND VALREE A. PERALTA**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2021.

Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY