WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/07 09:18 2 pgs
Fees:13.00 Taxes:74.00

20070614-0071211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve DeSoto		Map 149-5
(NAME)	(NAME)	
4761 Terragon Trail	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 167
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Judith K. Rodriguez, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve DeSoto, an unmarried man**, 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:

Being Lot No. 85 on the Plan of Re-Subdivision of Lots 84 and 85 Section Five Revised Terragon Trails, as shown of record as Instrument No. 20030411-0048369 and Instrument No. 20030428-0056558, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judith K. Rodriguez, married, by Deed from Tyler Masden, unmarried, filed for record in Book 10976, Page 823, Register's Office for Davidson County, Tennessee.

Juan Rodriguez, Jr. hereby joins in this conveyance to convey any and all marital interest he may have in said property.

Subject to all matters as shown on plat of record as Instrument No. 20030411-0048369 and Instrument No. 20030428-0056558, Register's Office of Davidson County, Tennessee.

Subject to Property Line Agreement as shown of record as Instrument No. 20040729-0090684 and Instrument No. 20040729-0090685, Register's Office of Davidson County, Tennessee.

Subject to Driveway Easement as shown of record in Book 5364, Page 778, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 5179, Page 214, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4761 Terragon Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 is 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 our hands this 12th day of June, 2007.

Judith K. Rodriguez

Juan Rodriguez, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Judith K. Rodriguez and Juan Rodriguez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of June, 2007.

Commission expires: October 26, 2008

Shanna Ray

Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY