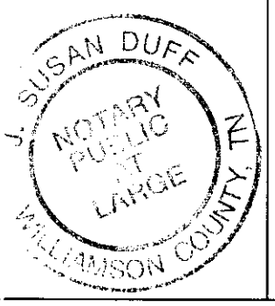
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro D. Robles-Tierrablanca and Flor Ruiz Sanchez	Southeast Financial Credit Union	148-15-11.00
(NAME) 4039 Apache Trail	(NAME) 220 South Royal Oaks Blvd.	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Franklin, Tennessee 37064	
(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, We, **Doug Lawrence and wife, Carol Lawrence**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pedro D. Robles-Tierrablanca and wife, Flor Ruiz Sanchez**, 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:

Land in Davidson County, Tennessee, being Lot(s) No. 98, as shown on the map entitled the plan of Apache Hill Subdivision, Section 2, of record in Plat Book 3842, page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Doug Lawrence and wife, Carol Lawrence, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated October 13, 2008, as of record as Instrument No. 20081015-0103933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 3842, page 181; Restrictive covenants of record in Book 4215, page 268; Book 4221, page 190; Book 4454, page 301; and as Instrument No. 20080225-0017994 and Easement for sanitary sewer of record in Book 4659, page 539, all recorded in Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4039 Apache 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.

BILL GARRETT, Davidson County
Trans:T20090044758 DEEDWARR
Recvd: 07/02/09 15:50 2 pgs
Fees:13.00 Taxes:425.50
20090702-0062095

Witness our hands this 30th day of June, 2009.

Doug Lawrence

Carol Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Doug Lawrence and Carol Lawrence, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2009.

Notary Public

My Commission Expires: 12-06-2011

WILLIAMSON COUNTY, TN J. SUSAN DUFF NOTARY PUBLIC AT LARGE