ADDRESS NEW OWNER:
Jackie W. Ezell
Lisa A. Ezell
819 Dry Creek Road
Goodlettsville, TN 37072

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20110021296 DEEDWARR
Recvd: 04/11/11 14:41 2 pgs
Fees:13.00 Taxes:625.30
20110411-0027877

MAP & PARCEL NOS.:
02400023600

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sam A. Rodriguez and Amparo G. Rodriguez, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jackie W. Ezell and Lisa A. Ezell, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 of the P. Phillips Subdivision as of record in Plat Instrument Number 200002070012640, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sam A. Rodriguez and Amparo G. Rodriguez from Paula R. Phillips, Trustee of the Living TRust Agreement of Jessie V. Lane, by Warranty Deed recorded on January 12, 2004, in Instrument No. 20040112-0004801, Register's Office for Davidson County, Tennessee.

This is property with a common address of **819 Dry Creek Road, Goodlettsville, TN 37072**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Taxes for the current year and all subsequent years, taxes for the current year being prorated and payment being assumed by the Grantees; (2) The Plan of record in Instrument No. 20000207-0012640, said Register's Office, and all matters therein; (3) Any Restrictions or Easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of April, 2011.

Sam A. Rodriguez

Amparo G. Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sam A. Rodriguez and Amparo G. Rodriguez, husband and wife,** with whom I am personally acquainted, or who 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 and official seal at office this **8th** day of **April 2011.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1104-032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $169,000.00.

Affiant

Subscribed and sworn before me this 8th day of April, 2011.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013