BILL GARRETT, Davidson County
Trans:T20120008809 DEEDWARR
Recvd: 02/06/12 10:38 3 pgs
Fees:18.00 Taxes:399.60
20120206-0010390

This Instrument Prepared By:
**Tisha C. Baldwin, Attorney**
**155 Franklin Rd., Suite 120**
**Brentwood, TN 37027**

**ADDRESS NEW OWNER:**
**Rolando Aquino, II**
**320 Jenny Murff Drive**
**Antioch, Tennessee 37013**

**SEND TAX BILL TO:**
**Owner**

**MORTGAGEE:**
**Mortgage Investors Group, ISAOA ATIMA**
**8320 East Walker Springs Lane, Suite 200**
**Knoxville, TN 37923**

**MAP** 162-03
**GROUP**
**PARCEL** 73

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy Rice and Andrea Davis, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Rolando Aquino, II, unmarried**, hereinafter called the GRANTEE, his 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 No. 205 on the Plan of Plan of Antioch Park, Section 3, of record in Plat Book 4460, page 25, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Rice and Andrea Davis, husband and wife by deed dated from Mark I. Cherry and wife, Sara M. Cherry, dated July 28, 2005 and recorded August 2, 2005 of record in Instrument No. 20050802-0090555, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **320 Jenny Murff Drive, Antioch, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **31st** day of **January, 2012.**

**Timothy Rice**

**Andrea Davis**

Sworn to and Subscribed before me
this 31st day of January 2012

Notary Public
My Comission Expires February 15, 2015

SHAWNDA RICHARDSON COPELAND
NOTARY PUBLIC
REGISTRATION # 301929
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 15, 2015

STATE OF Virginia
~~COUNTY~~ City OF Virginia Beach

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy Rice and Andrea Davis, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of January, 2012.

NOTARY PUBLIC

My Commission Expires: February 15, 2015

SHAWNDA RICHARDSON COPELAND
NOTARY PUBLIC
REGISTRATION # 301929
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 15, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $108,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of January, 2012.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE