(1)

Return To:
H&S Law Firm
Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3318

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-23-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joaquin Avila	New Owner	164-16-0-A-110.00 CO
(NAME)	(NAME)	
1529 Chestnut Oak Dr.		
(ADDRESS)	(ADDRESS)	
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, WE, Marina Rucker and Guang Lin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joaquin Avila, 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 74, SECTION 4, MEADOW WOODS REVISED, as shown on plat of record in Instrument No. 20010605-0058115 and amended in Instrument No. 20040324-0033105, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from Bank of America, N.A. to Marina Rucker and Guang Lin, as Tenants in Common as recorded on the 13th day of April, 2012 in Instrument No. 20120413-0031989; Quitclaim Deed from Federal National Mortgage Association to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP, formerly known as Countrywide Home Loans Servicing, LP as recorded on the 2nd day of December, 2011 in Instrument No. 20111202-0094259; Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee to Federal National Mortgage Association as recorded on the 18th day of April, 2011 in Instrument No. 20110418-0029769 and Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C. to Maria I. Flores and Juan C. Flores, Married as recorded on the 9th day of October, 2006 in Instrument No. 20061009-0124924, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and set back lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

unimproved ☐

This is improved ☑ property, known as 1529 Chestnut Oak Dr., 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:T20120056812 DEEDWARR
Recvd: 08/02/12 07:32 2 pgs
Fees:13.00 Taxes:384.80

20120802-0068153

Witness our hands this 30th day of July, 2012.

Marina Rucker

Guang Lin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of July, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marina Rucker and Guang Lin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015