WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120079334 DEEDWARR
Recvd: 10/18/12 12:51 2 pgs
Fees:13.00 Taxes:517.63

20121018-0095712

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-9-16

(AFFIX SEAL)

PHYLLIS D. SWENSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos A. Carrillo and Alexia N. Melo	Fifth Third Mortgage Co	42-3-26.00
(NAME)	(NAME)	
924 Woods Lake Drive	5001 Kingsley Dr	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cincinnati, OH. 45227	
(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, Ryan W. Hirsch and wife, Lauren Hirsch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos A. Carrillo, an unmarried man and Alexia N. Melo, an unmarried woman, 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. 22 on the Plan of Primrose Acres, Section 1, of record in Book 2663, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet on the southerly margin of Woods Lake Drive and extends back 187.5 feet on the easterly line and 177.5 feet on the westerly line to a dead line in the rear measuring 100.5 feet thereon.

Being the same property conveyed to Ryan W. Hirsch, by deed of record in Instrument Number 20090918-0087505 Register's Office for Davidson County, Tennessee. The said Ryan W. Hirsch is now married to Lauren Hirsch. Lauren Hirsch hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Primrose Acres of record in Book 2663, page 107, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 924 Woods Lake Drive, Madison, TN 37115

(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 my hand this 1st day of October, 2012.

Ryan W. Hirsch

Ryan W. Hirsch

Lauren Hirsch

Lauren Hirsch

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan W. Hirsch and Lauren Hirsch, with whom I am personally acquainted or 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 Franklin, Tennessee this 1st day of October, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013