(2)

McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038281 DEEDWARR
Recvd: 06/02/14 12:50 2 pgs
Fees:13.00 Taxes:358.90
20140602-0047231

NOTARY PUBLIC STATE OF TENNESSEE ALICIA R. HAMILTON WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcelo D. Quinteros Sosa	New Owner	148 12 0 169.00
(NAME)	(NAME)	
124 Dowdy Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Scott A .Alsobrooks and Jennifer Michelle Alsobrooks, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marcelo D. Quinteros Sosa and Reina Yaquelin Godines de Quinteros, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 84, on the plan of Section 11, Hazelwood, as shown on plat of record in Plan Book 4300, Page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Alsobrooks and by Deed from Katherine Lee Alsobrooks, dated July 12, 2002 and filed in Instrument Number 20020820-0100653, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Scott A. Alsobrooks and wife, Katherine L. Alsobrooks by Warranty Deed from Saeid Lotfi and wife, Margaret M. Lotfi, dated May 11, 1994 and filed in Book 9346, page 78, Register's Office of Davidson County, Tennessee.

Jennifer Michelle Alsobrooks joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 4300, Page 22, and (2) Restrictive Covenants of record in Book 3957, Page 552 and Book 4381, page 133, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 124 Dowdy Court, Antioch, TN 37013

File No.: 01291-11148
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23rd day of May, 2014.

Scott A. Alsobrooks by Christoper R. Jackson, Attorney-in-Fact

Jennifer Michelle Alsobrooks by Christoper R. Jackson, Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher R. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Scott A. Alsobrooks and Jennifer Michelle Alsobrooks, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20140602-0047230, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 23rd day of May, 2014.

Notary Public
My Commission Expires: 9/18/17

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067