THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14040668**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2014. Notary Public My Commission Expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

WARRANTY DEED

Address New Owner: Joseph M Sanchez and Brynn Sanchez 6072 Frontier Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-06-0A-008.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark J. Dillin and wife Lynda K. Dillin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph M Sanchez and Brynn Sanchez, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Final Plat Mountain View, Section 1, Revision One of record in Plat Book 9700, Page (s) 562 and 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark J. Dillin and wife, Lynda K. Dillin by deed from Stephen M. Lentchner and wife, Elizabeth F. Lentchner of record in Instrument No. 20030613-0082018 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 13, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 562 and 563, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 10053, Page 239, Book 10496, page 311 and Book 10496, page 391, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 6072 Frontier Lane Nashville TN 37211

BILL GARRETT, Davidson County
Trans:T20140039584 DEEDWARR
Recvd: 06/05/14 10:04 2 pgs
Fees:13.00 Taxes:1479.63
20140605-0048858

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2014.

Mark J. Dillin

Lynda K. Dillin

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark J. Dillin and Lynda K. Dillin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018