WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/7/17 (AFFIX SEAL)

WANDA F. NOKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-VRES-14-7332

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John W. Von Weisenstein and Gailya D. Von Weisenstein	Knoxville TVA Employees Credit Union	
(NAME)	(NAME)	
7332 Autumn Crossing Way	301 Wall Ave.	**181-11-B-70.00 CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Knoxville, TN 37902	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FRANCISCO RODRIGUEZ AND SONIA RUIZ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN W. VON WEISENSTEIN AND GAILYA D. VON WEISENSTEIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 70, THE HILLS AT CONCORD PLACE, PHASE THREE (FORMERLY KNOWN AS CONCORD PLACE II, PHASE 2), as shown on plat of record in Instrument No. 20071120-0136051 and described in Second Supplemental Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20071129-0138688, corrected at Instrument No. 20080714-0071815, 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 to Francisco Rodriguez and wife, Sonia Ruiz by Deed from Centex Homes, a Nevada General Partnership, recorded on the 2nd day of April, 2008 in Instrument No. 20080402-0032980, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated and assumed by grantees herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HILLS AT CONCORD PLACE, PHASE THREE (FORMERLY KNOWN AS CONCORD PLACE II, PHASE 2), as recorded in Instrument No. 20071120-00136051 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in recorded in Instrument Nos. 20050914-0110829, 20051027-0130022, 20060317-0030953, 20061228-0160254, 20071129-0138688, 20071226-0147287, 20080627-0066661, 20080714-0071815, 20090528-0048902, 20090528-0048903 and 20090731-0071986 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Stormwater Detention Agreement recorded at Instrument No. 20050505-0050660.
- Easement for Transmission Line, recorded in Book 4424, Page 967.
- Reciprocal Easement Agreement recorded at Instrument No. 20050415-0042176.
- Easement for Sanitary Sewers, Storm Drainage, Water Mains, Pumps recorded at Instrument No. 20071023-0125249.
- Maintenance Agreement recorded at Instrument No. 20070509-0055790.
- Water Quality Pond Serving property as shown on the Plan recorded at Instrument No. 20070125-0010032.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7332 Autumn Crossing Way, Brentwood, Tennessee 37027**.

BILL GARRETT, Davidson County
Trans:T20140047865 DEEDWARR
Recvd: 07/03/14 14:54 2 pgs
Fees:13.00 Taxes:762.20

20140703-0059079

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 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 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/our hand(s) this the 1ST DAY OF JULY, 2014.

Francisco Rodriguez

Sonia Ruiz

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCISCO RODRIGUEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2014.

Notary Public
My Commission Expires: 10-05-15
(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONIA RUIZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2014.

Notary Public
My Commission Expires: 10-05-15
(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY