WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: May 16 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy D. Quigley	Fifth Third Mortgage	064-16-0-E-040.00 CO
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 09/05/14 08:00 3 pgs Fees:18.00 Taxes:627.15 **20140905-0081233**
519 Griffin Circle	5001 Kingsley Dr, MD:1MOCBQ	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Griffin A. Colvert-Gonzalez and Waldo Gonzalez, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amy D. Quigley, 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 Unit 40, TOWNHOMES OF TRUXTON VILLAGE, BUILDING 11, as shown on Exhibit A-1 of record in Instrument No. 20061106-0137656, 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 Griffin A. Colvert, an unmarried person and Waldo Gonzalez, an unmarried person by Warranty Deed from Phillips Builders, LLC, a Tennessee Limited Liability Company, recorded on the 14th day of November, 2007 in Instrument No. 20071114-0133415, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Griffin A. Colvert-Gonzalez pursuant to a Power of Attorney executed by the same on the 29th day of August, 2014 and being filed for record simultaneously herewith.

This conveyance is subject to any and all zoning regulations, building restrictions and setback 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 519 Griffin Circle, Hermitage, TN 37076

(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 our hands this 3rd day of September, 2014.

Griffin A. Colvert-Gonzalez

Griffin A. Colvert-Gonzalez

by Waldo Gonzalez attorney-in-fact

By: Waldo Gonzalez, her Attorney-In-Fact

Waldo Gonzalez

STATE OF Texas

COUNTY OF Dallas

On this 3 th day of September, 2014, before me a Notary Public on and for said State and County, duly commissioned and qualified, personally appeared Waldo Gonzalez, 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 he executed the same as his free act and deed.

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

Danny Hampton

Notary Public

My Commission Expires: May 3, 2017

NOTARY PUBLIC STATE OF TEXAS

DANNY RAY HAMPTON
My Commission Expires
May 3, 2017

STATE OF Texas

COUNTY OF Dallas

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Waldo Gonzalez, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Griffin A. Colvert-Gonzalez, acting as that person's agent and attorney in fact, and the Waldo Gonzalez acknowledged that she executed the foregoing instrument as agent and attorney in fact for Griffin A. Colvert-Gonzalez for the purposes therein contained.

WITNESS my hand and seal, this 3 th day of September, 2014

Danny Hampton

Notary Public

My Commission Expires: May 3, 2017

NOTARY PUBLIC STATE OF TEXAS

DANNY RAY HAMPTON
My Commission Expires
May 3, 2017

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

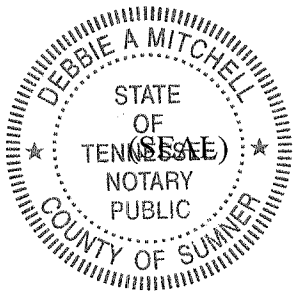
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017