WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-SR-14-2505

THIS INSTRUMENT WAS PREPARED BY

Rudy 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)
Justin D. Atkins	**Synovus Mortgage Corp.**	
(NAME)	(NAME)	
2505 Janalyn Trace	**2204 Lakeshore Drive**	**109-04-0-A-240.00 CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Birmingham, AL 35209**	
(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 **LEMUEL A. ASTUDILLO AND RIZALY ASTUDILLO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUSTIN D. ATKINS, UNMARRIED,** 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 48, TOWERING OAKS, PHASE ONE, as shown on plat of record in Instrument No. 20071127-0137704, 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 Lemuel A. Astudillo and Rizaly Astudillo, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 1st day of May, 2012 in Instrument No. 20120501-0037038, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20091215-0114266 , 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).
- Easement for Access, recorded in Instrument No. 20050831-0104488.
- Easement for 20 ft Gravel Road, recorded in Instrument Nos. 20010205-0010996, 20041026-0128530 and 20050615-0068192.
- Easement for 12 ft Alternative Easement, recorded in Instrument Nos. 20010205-0010996, 20041026-0128530 and 20050615-0068192.
- Stormwater Detention Agreement recorded at Instrument No. 20070601-0065248.
- Easement for the flow of the waters of any rivers, creeks or streams, and the rights of the public therein. (as noted on vesting deed)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2505 Janalyn Trace, Hermitage, Tennessee 37076**.

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.

BILL GARRETT, Davidson County
Trans:T20140086393 DEEDWARR
Recvd: 11/17/14 10:59 2 pgs
Fees:13.00 Taxes:906.50
20141117-0105796

Witness my/our hand(s) this the 13 DAY OF NOVEMBER, 2014.

Lemuel A. Astudillo by John Gleaves as
Attorney In Fact

Rizaly Astudillo by John Gleaves as
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LEMUEL A. ASTUDILLO AND RIZALY ASTUDILLO, and who acknowledged he/she/they executed the same as the free act and deed of the said LEMUEL A. ASTUDILLO AND RIZALY ASTUDILLO.

Witness my hand and official seal, this the 13th of November, 2014.

Notary Public
My Commission Expires: January 9, 2016
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212