BILL GARRETT, Davidson County
Trans:T20150021649 DEEDWARR
Recvd: 03/25/15 09:37 2 pgs
Fees:13.00 Taxes:436.60
20150325-0025492

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
**2015020018**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $118,000.00

Sworn to and subscribed before me this 24th day of March, 2015.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20. 2015

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Jesus Esparza Rodriguez | | 133-110-045.00 |
| 183 Hillcrest Road | New Owner | |
| Kingston Springs, TN 37082 | | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Stephen Roach and wife, Vivian L. Roach** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jesus Esparza Rodriguez, married** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Paragon Hills of record in Plat Book 3300, Page 100, 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 William Stephen Roach, and wife, Vivian L. Roach by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, of record in Instrument No. 20070104-0001566, Register's Office for Davidson County, Tennessee, dated January 03, 2007 and recorded on January 04, 2007.

This is improved property known as **3826 Sam Boney Drive, Nashville, TN 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 24th day of March, 2015.

William Stephen Roach

Vivian L. Roach

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, William Stephen Roach and Vivian L. Roach, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2015.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015