NEW OWNER:

LIBORIO LOZANO JIMENEZ
2987 BABY RUTH LANE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0627

Map & Parcel 16311001100

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 06/22/15 13:49 4 pgs
Fees:23.00 Taxes:477.30
20150622-0059512

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Nine Thousand and 00/100 Dollars ($129,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DIANA LYNN CRAWFORD, TRUSTEE OF THE MARJORIE MADILENE HALL IRREVOCABLE TRUST DATED JULY 23, 2014,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LIBORIO LOZANO JIMENEZ and ABIGAIL LOZANO, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Baby Ruth Lane Estates, Section Two, of record in Plat Book 11190, Page 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to DIANA LYNN CRAWFORD, TRUSTEE OF THE MARJORIE MADILENE HALL IRREVOCABLE TRUST DATED JULY 23, 2014 by Quitclaim Deed from Marjorie M. Hall, dated August 6, 2014, and of record in Instrument No. 20140812-0072604, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **2987 BABY RUTH LANE, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 11190, Page 102, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 18th day of June, 2015.

Diana Lynn Crawford, Trustee

DIANA LYNN CRAWFORD, TRUSTEE OF THE MARJORIE MADILENE HALL IRREVOCABLE TRUST DATED JULY 23, 2014

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid **DIANA LYNN CRAWFORD, TRUSTEE OF THE MARJORIE MADILENE HALL IRREVOCABLE TRUST DATED JULY 23, 2014,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of June, 2015.

Gwendolyn Shores

NOTARY PUBLIC

My commission expires: 7-20-15

GWENDOLYN SHORES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$129,000.00 .**

AFFIANT

Sworn to and subscribed to before me this 18th day of June, 2015.

NOTARY PUBLIC

My commission expires: 3/3/19



True Copy Certification

I, Cari Mule', 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

