BILL GARRETT, Davidson County
Trans:T20150059294 DEEDWARR
Recvd: 07/21/15 09:43 2 pgs
Fees:13.00 Taxes:980.50
20150721-0071217

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ronald Joseph Ronquillo
1445 Stoner Ridge
Hermitage, TN 37076

SEND TAX BILL TO:
SWBC Mortgage Corp.
9311 San Pedro Ave., Ste. 100
San Antonio, TX 78216

MAP/PARCEL 075-11-0A-086.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Joyce Anne McKenney Black, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Ronald J. Ronquillo and Kristina Ronquillo, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Phase Three, Heritage Meadows of record in Plat Book 9700, Page 984, 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 Joyce Anne McKenney Black, unmarried by Warranty deed from Keith J. Baca and wife, Rebecca R. Baca of record in Instrument No. 20061107-0138646 Register's Office for Davidson County, Tennessee, dated November 02, 2006 and recorded on November 07, 2006.

This is improved property known as: **1445 Stoner Ridge, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 984, and a PUD Boundary Palt of record in Book 9700, Page 88, and restrictions in Book 10337, page 102 and amended in Instrument No. 20000313-0025560, and encumbrances as may be shown of record in the

office of the Register of Deeds where the real property is situated.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 14 th day of July, 2015.

Joyce Anne McKenney Black

Joyce Anne McKenney Black

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joyce Anne McKenney Black,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14 th day of July, 2015.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me this the 14 th day of July, 2015.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/18/16

File No: 158563