THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15084954

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $116,200.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2015.

Notary Public
My Commission Expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20150072559 DEEDWARR
Recvd: 08/26/15 13:09 2 pgs
Fees:13.00 Taxes:429.94
20150826-0086537

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hugo Villalobos 153 Sheila Drive Nashville TN 37013	New Owner	Tax Parcel ID No. 162-3-413.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janel Shoun n/k/a Janel Shoun-Smith, married** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Hugo Roberto Villalobos,** ~~unmarried~~ *a married man ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Revised Plan of Haywood Forest, of record in Book 5200, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Janel Shoun by Warranty Deed from Trina Sampley (Ricker), a married woman, recorded on the 23rd day of July, 2002 in Instrument No. 20020723-0088609, in the Register's Office of Davidson County, Tennessee. Janel Shoun having since married and is now known as Janel Shoun-Smith. Tobin Smith joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF HAYWOOD FOREST, as recorded in Plat Book 5200, Page(s) 2.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5120, Page 742.

This is improved property located at 153 Sheila Drive Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2015.

Janel Shoun n/k/a Janel Shoun-Smith Tobin Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janel Shoun n/k/a Janel Shoun-Smith and Tobin Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2015.

Notary Public

My Commission Expires: 9/10/18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018