WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076849 DEEDWARR
Recvd: 09/09/15 15:32 2 pgs
Fees:13.00 Taxes:443.63
20150909-0091743

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Quintanilla	Volunteer Mortgage	Parcel ID:
568 Flintlock Court	One Vantage Way, Ste. E240	135160B08300CO
Nashville, TN 37217	Nashville, TN 37228	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Barry T. Fox and wife, Patricia P. Fox

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William Quintanilla and wife, Karen Quintanilla
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 83 on the Plan of Woodbridge at Nashboro Village, of record in Instrument 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Barry T. Fox and Patricia P. Fox by deed from Jamie Marie Paffhausen and Steven Paffhausen and Pamela J. Pauffhausen, of record in Instrument 20080731-0078457, dated July 23, 2008, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument 20150909-0091741, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4827, Page 14; Book 5465, Page 561; Book 5588, page 429; Book 7751, Page 907; Book 5469, Page 840; Instrument 20001031-0108075; 20021104-0134724; 20030810-0080281; 20050520-0056888 and 20021106-0136459, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20021120-0143949, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 568 Flintlock Court, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 31st day of August, 2015.

Barry T. Fox

Patricia P. Fox

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry T. Fox and Patricia P. Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2015.

My Commission Expires: 2-2-18

Notary Public

