BILL GARRETT, Davidson County
Trans: T20150083706 DEEDWARR
Recvd: 10/01/15 14:18 2 pgs
Fees: 13.00 Taxes: 529.10
20151001-0100014

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $143,000.00.

Affiant

File Number: 1507254

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 29th day of September, 2015.

Notary Public
My Commission Expires: 9-29-2017

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Juan F. Reyna	Hami Hog Group Funding Inc	163020A03700
4921 Ellen Way	13680 NW 8th St # 109	
Antioch, TN 37013	Sunrise, FL 33325	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brandon E. Witt, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Juan F. Reyna and wife, Leticia Llerena, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being lot 233, on Plan of Hickory Highland Place, Section 3, Phase 1A of record in Instrument Number 20031014-0151914 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Brandon E. Witt, Married, by Warranty Deed from Jerry Butler Builders,LLC dated July 27,2006 of record in Instrument Number 20050603-0063640, Register's Office for Davidson County, Tennessee.

Emily Witt, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 4921 Ellen Way, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of September, 2015.

Brandon E. Witt

Brandon E. Witt

Emily Witt

Emily Witt

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brandon E. Witt and Emily Witt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 29th day of September, 2015.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17

D Roberto

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067