This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15639FA

BILL GARRETT, Davidson County
Trans:T20150088640 DEEDWARR
Recvd: 10/19/15 10:04 2 pgs
Fees:13.00 Taxes:725.20
20151019-0105897

Send Tax Bills To:
Farmington Mortgage,
a Division of Capstar Bank
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

New Owner is:
Tricia Rodriguez
505 Leslie Ann Court
Hermitage, TN 37076

MAP: 075-12-0B

PARCEL: 071.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jon C. Fleming, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tricia Rodriguez, unmarried,** hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **505 Leslie Ann Court, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 58 on the plan of Brookside Woods, First Revision, Phase Two, Section Three, as of record in Instrument No. 20000512-0048125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jon C. Fleming, unmarried, by Warranty Deed from Carrie Simpson and husband, Shawn Simpson, dated 3/9/06 and recorded 3/27/06 in Instrument No. 20060327-0034715, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to

warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15 day of October, 2015.

GRANTOR(S):

Jon C Fleming

JON C. FLEMING

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF San Diego

P. White (Notary Public)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jon C. Fleming**, with whom I am ~~personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15 day of October, 2015.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

OFFICIAL SEAL
P. WHITE
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 2106109
SAN DIEGO COUNTY
MY COMM. EXP. MAY 6, 2019

RBG-1 RBG-1

NOTARY PUBLIC
My Commission Expires: 05/06/2019

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$196,000.00**.

AFFIANT

SWORN TO and subscribed before me this 16 day of October, 2015.

NOTARY PUBLIC
My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017