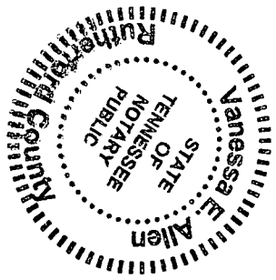
WARRANTY DEED

File #15104696



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mesias Carpio	New Owner	61-7-150.00
(NAME)	(NAME)	
817 Maplewood PL	1120 Neely's Bend Rd	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Fransisco Sarmiento and Maria Leon, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mesias Carpio,** 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:

Being Lot No. 2 and part of Lot 3, Block "C", on the plan of Broadmoor, as the same appears of record in Plat Book 547, Page 161 and 162, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Francisco Sarmiento and Maria Leon, Husband and Wife, by Warranty Deed from Thang V. Pham and Wife, Tran H. Pham, dated 04/16/2011, of record in Instrument No. 20110518-0038114, said Register's Office.

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 547, Page 161 and 162, said Register's Office.; Easement for Sewer as of record in Book 4921, Page 571, said Register's Office.; Joint Driveway Easement and Maintenance Agreement as of record in Book 11300, Page 273, said Register's Office.; Agreement for Dedication of Easement for storm sewers and/or sanitary sewers as of record in Book 5709, Page 813, said Register's Office.; Agreement for Dedication of Easement for sanitary sewers and/or storm drainage as of record in Book 4144, Page 738, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **817 Maplewood Place, Nashville,TN,37216**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20150089172 DEEDWARR
Recvd: 10/20/15 11:37 2 pgs
Fees:13.00 Taxes:370.00
20151020-0106500

Witness our hands this 17th day of October, 2015.

Fransisco Sarmiento

Maria Leon

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Fransisco Sarmiento and Maria Leon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of October, 2015.

Commission expires:

8/18/18

Notary Public

Rutherford County Vanessa L. Allen STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128