BILL GARRETT, Davidson County
Trans:T20150089637 DEEDWARR
Recvd: 10/21/15 10:32 2 pgs
Fees:13.00 Taxes:481.00
20151021-0106999

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Adan Martinez V
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF October, 2015.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G15-3031D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Adan Martinez Vazquez, married (NAME)	Loandepot.com, LLC DBA imortgage (NAME)	034090050.00
307 Melissa Drive (STREET ADDRESS)	4800 N. Scottsdale Rd. Ste. 3800 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Scottsdale AZ 85251 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Blaine Smith, Ron Taylor and Marjorie Talton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adan Martinez Vazquez and Blanca Vazquez Martinez, husband and wife**, 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 Lot No. 7A on the plan of DODD-TAYLOR SUBDIVISION, as shown by plat of record in Plat Book 8250, Page 353, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Windell L. Taylor and wife, Robbie C. Taylor from LaVerne W. Dodd, unmarried, by Deed dated March 20, 1995, and as of record in Book 9623, page 90, said Register's Office. The said Robbie C. Taylor having since died May 13, 2013 leaving the subject property vested in Windell L. Taylor as the surviving tenant by the entirety. The said Windell L. Taylor having since died testate March 11, 2014. Pursuant to the Last Will and Testament of Windell L. Taylor probated under Case No. 14P662 in the Seventh Circuit Court of Davidson County, Tennessee and Letters Testamentary, Marjorie Talton was appointed as the Executrix of said Estate.

FURTHER BEING the same property conveyed to Blaine Smith, Ron Taylor and Marjorie Talton from Marjorie Talton, Executrix of the Estate of Windell L. Taylor, by Executor's Deed dated November 10, 2014, as Instrument No. 20150206-0011182, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 8250, page 353, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Ron Taylor is signed by his duly appointed Attorney-in-fact Marjorie Talton, pursuant to the Power of Attorney recorded in Instrument #20151021-0106998, said Register's Office.

This is improved property, known as 307 Melissa Drive, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 14th day of October, 2015.

Blaine Smith — October 14, 2015 Date

RON TAYLOR

By: Ron Taylor by Marjorie Talton — October 14, 2015 Date
Marjorie Talton, Attorney-in-Fact

Marjorie Talton — October 14, 2015 Date
Marjorie Talton

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 Blaine Smith and Marjorie Talton, the bargainor(s), 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, this 14th day of October, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Marjorie Talton, Attorney-in-Fact for Ron Taylor, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of October, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066