NEW OWNER:

Leodegario Torres
Martina Torres
258 A Bonnacroft Drive
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-1035

Map 075 Group 13-0 Parcel 072.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150090467 DEEDWARR
Recvd: 10/23/15 11:24 2 pgs
Fees:13.00 Taxes:351.50
20151023-0108059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Five Thousand and 00/100 Dollars ($95,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILSON JONES, unmarried**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LEODEGARIO TORRES AND MARTINA TORRES, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the map of Hermitage Hills Subdivision, as of record in Plat Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Wilson Jones, by Quitclaim Deed from Daryl Spicer, dated March 16, 2015, and of record in Instrument No. 20150401-0028041. Also see Quitclaim Deed in Instrument No. 20150227-0017023, Substitutes Trustee's Deed in Instrument No. 20150203-0009974, and Warranty Deed in Book 11134, Page 947, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 258 A Bonnacroft Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **October, 2015**.

WILSON JONES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WILSON JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of **October, 2015**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

NOTARY PUBLIC

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is $ **95,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of **October, 2015**.

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018