BILL GARRETT, Davidson County
Trans: T20150099914 DEEDWARR
Recvd: 11/24/15 11:38 2 pgs
Fees: 13.00 Taxes: 503.20
20151124-0119088

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 2-22-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Rodriguez Estrellita Velez	Regions Bank dba Regions Mortgage	150-14-0/27.00
(NAME)	(NAME)	
409 Hickory Timber Court	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael McGirt and Tony Mullins, as joint tenants with rights of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Rodriguez and Estrellita Velez, 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:

Being Lot No. 68 on the Plan of Lake Towne Park, Section 3 of record in Plat Book 6900, page 355, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael McGirt and Tony Mullins, as joint tenants with the right of survivorship by Quitclaim Deed from Michael McGirt and Tony Mullins both unmarried persons dated May 20, 2003 and filed for record May 20, 2003 as Instrument No. 20030520-0068660 in the Register's Office for Davidson County, Tennessee. Also acquired by instrument of record dated March 28, 2003 and filed for record as Instrument No. 20030410-0048134 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 6900, page 355, Register's Office for Davidson County, Tennessee.

Subject to Covenants of record in book 7568, page 219, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 7931, page 898, Book 7931, page 900, Book 8078, page 921, Book 8688, page 532, Book 8829, page 725, Register's Office for Davidson County, Tennessee.

Subject to any an all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 409 Hickory Timber Court, Antioch, TN 37013
(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.

Witness my/our hands this 20th day of November, 2015.

Michael McGirt

Tony Mullins

State of Tennessee
County of Davidson

Personally appeared before me Michael McGirt and Tony Mullins, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of November, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-14

File No.: 201510034

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO.