THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2015091251kh
Foothills Title Services, Inc.
121 Station Drive
Maryville, Tennessee 37804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel Rodriguez 217 Manatee Court Antioch, TN 37013	Daniel Rodriguez	149-09-0-092.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of October, 2015 between **M & T BANK**, a New York corporation with its principal place of business in Erie County, New York ("Grantor") and **DANIEL RODRIGUEZ , MARRIED,** a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Barclay Square Subdivision, as of record in Plat Book 4460, Page 141, Register's Office for Davidson County, Tennessee.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

BEING AND INTENDING TO BE the same property conveyed to M & T BANK, by deed from WILSON & ASSOCIATES, PLLC SUCCESSOR TRUSTEE, of record in Instrument No. 20150313-0021760, dated March 10, 2015, in the Register's Office for Davidson County, Tennessee.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.



IN WITNESS WHEREOF, the said M & T Bank hath hereunto caused these present to be signed by its duly authorized officer, this 30th day of October, 2015.

M & T BANK

By: Nancy Mariconda
Nancy Mariconda
Its: Banking Officer

STATE OF New York

COUNTY OF Erie

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, Nancy Mariconda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Banking Officer of the **M&T Bank**, the within named bargainor, a Banking Officer, and that ~~s~~ he ~~as~~ such Banking Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by her self as Banking Officer.

Witness my hand and official seal this 30th day of October, 2015.

Lucy A. Dannecker
Notary Public

LUCY A DANNECKER
Lic. #01DA6245448
Notary Public-State of New York
Qualified in ERIE
My Commission Expires 07/25/~~2015~~ 2019

My commission expires: 07/25/2019

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ **95,000.00** ___, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 2 day of Nov., 2015.

D. Gwyn
Notary Public

My commission expires: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY