BILL GARRETT, Davidson County
Trans:T20160015587 DEEDWARR
Recvd: 02/25/16 12:41 2 pgs
Fees:13.00 Taxes:465.83
20160225-0018062

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
16-0006M

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Sheila D. Barnard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of February, 2016

Notary Public
Commission Expires: 7/2/17

MELODY P. WILSON RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cherryl Kilness 5308 Flagstone Drive Antioch, TN 37013	New Owner	176-02-0-082.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Christopher L. Rodriguez, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cherryl Kilness, a single woman

HEREINAFTER CALLED THE GRANTEES, HER 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. 244 on the Plan of Peppertree Forest, Section 19, of record in Plat Book 7900, Page 783, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Christopher L. Rodriguez, unmarried, by Warranty Deed from Rodney Todd Williams, dated 11/25/03 and recorded 12/1/03 in Instrument No. 20031201-0172353, in the Register's Office of Davidson County, Tennessee. The said Christopher L. Rodriguez is now married and known as Christopher L. Rodriguez, married.

Jodi Witt hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights in the above described property by virtue of her marriage to Christopher L. Rodriguez.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5308 Flagstone Drive, Antioch, TN 37013.

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, her heirs and assigns forever; and I so covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of February, 2016.

Christopher L. Rodriguez

Jodi Witt

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Christopher L. Rodriguez and Jodi Witt

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 at Murfreesboro, Tennessee this 24th day of February, 2016.

Notary Public
My Commission Expires: 7/2/17

(Notary Seal)

