WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160016625 DEEDWARR
Recvd: 03/01/16 08:45 3 pgs
Fees: 18.00 Taxes: 851.00

20160301-0019262

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer L. Talbott	First Community Mortgage	098-13-0-B-024.00 CO
(NAME)	(NAME)	
5004 Vineyard Point	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jacob L. Guerrero and Tara M. Guerrero, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer L. Talbott, an unmarried person**, HEREINAFTER CALLED THE GRANTEE, 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 24, NEWPORT, a Planned Unit Development, as shown on plat of record in Book 9700, page 568, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jacob L. Guerrero and Tara M. Guerrero, husband and wife, by Warranty Deed from David L. Gordon and Latonya M. Gordon, husband and wife, dated August 28, 2012, of record in Instrument No. 20120910-0081739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 9700, page 441 and Book 9700, page 568; restrictions of record in Book 10778, page 1; Articles of Incorporation/ Charter of record in Book 10777, page 982; Easement for sanitary sewer of record in Book 11497, page 562; Soil absorption letter of record in Book 5175, page 729; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5004 Vineyard Point, Hermitage, TN 37076
(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 hand this 12 day of February, 2016.

Jacob L. Guerrero

MICHELLE HILL
COMMONWEALTH
REGISTRATION NO.
786146
MY COMM. EXPIRES
10/31/2019
OF VIRGINIA
NOTARY PUBLIC

State of Virginia
County of Virginia Beach

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jacob L. Guerrero, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at VA Beach (City), Virginia (State), this 12 day of February, 2016.

Notary Public
My Commission Expires: 10/31/2019

Witness my hand this 13 day of February, 2016.

Tara M. Guerrero

State of Virginia
County of Virginia

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Tara M. Guerrero, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposed therein contained.

WITNESS my hand and official seal at Virginia Beach (City), Virginia (State), this 13 day of February, 2016.

Notary Public

My Commission Expires: 11/30/18

KIM A REED
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 368462
MY COMM. EXPIRES 11/30/2018
NOTARY PUBLIC

File No.: 22303