(1)

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319
L&L# 1087-162

ADDRESS NEW OWNER:
Rodrigo Ivan Hernandez Valazquez
1707 D'Ville Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
new owner

MAP **13501003300**
GROUP
PARCEL

BILL GARRETT, Davidson County
Trans:T20160019673 DEEDWARR
Recvd: 03/10/16 10:25 2 pgs
Fees:13.00 Taxes:536.50
20160310-0022968

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen Swancer Zeitz and husband, Michael Zeitz** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Rodrigo Ivan Hernandez Valazquez**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 162, Town Park Estates, as shown on plat of record in Plat Book 3300, Pages 64 and 65, 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 Kathleen A. Swancer by deed from Kathy McKee dated April 15, 2013, of record in Instrument No. 20130424-0040589, Register's Office for Davidson County, Tennessee.

Kathleen Swancer Zeitz and Kathleen A. Swancer are one and the same person.

Michael Zeitz joins in the execution of this document to convey any interest he may have in the above described property.

This is improved property known as 1707 D'Ville Drive, Nashville, Tennessee 37217. Possession is to be given on March 8, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8th day of March, 2016.

Kathleen Swancer Zeitz
Kathleen Swancer Zeitz

Michael Zeitz
Michael Zeitz

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathleen Swancer Zeitz and husband, Michael Zeitz**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of March, 2016.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

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STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Williamson)

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of March, 2016.

NOTARY PUBLIC

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17