BILL GARRETT, Davidson County
Trans:T20160019956 DEEDWARR
Recvd: 03/10/16 15:38 2 pgs
Fees:13.00 Taxes:527.25
20160310-0023261

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2016.

NOTARY PUBLIC

My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. Juarez Jr. 1612 Soulshine Place Antioch, TN 37013	BBMC Mortgage, LLC 100 W. 22nd Street #101 Lombard, IL 60148	164 16 0A 103.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Two Thousand Five Hundred and 00/100 Dollars ($142,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REHAB, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT R. JUAREZ JR., A MARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 67, on the plan of Section Four, Meadow Woods, as the same appears of record in Instrument No. 20010605-0058115, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Rehab, LLC by Deed from Reba L. Foxall, unmarried, dated September 25, 2015, recorded September 29, 2015, of record in Inst # 20150929-0098651, in the Register of Deeds for Davidson County, TN.

The address of the herein described property is believed to be 1612 Soulshine Place, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of March, 2016.

Rehab, LLC

By: John E. Kittrell
ITS: Authorized Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, of said County and State, John E. Kittrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Rehab, LLC, the within named bargainor and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Authorized Member.

WITNESS my hand and seal, this the 7th day of March, 2016.



Notary Public
My commission expires: 11-5-19