Davidson County DEEDWARR Recvd: 03/18/16 11:13 4 pgs Fees:23.00 Taxes:505.05 **20160318-0025867**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00 Affiant Subscribed and sworn to before me, this 17th DAY OF March, 2016. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)

WARRANTY DEED

JA16-3517

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Primo Avila	Jose Primo Avila	
3517 Daisy Trl	(NAME) 3517 Daisy Trl	
(ADDRESS) Antioch, TN 37013-2522	(ADDRESS) Antioch, TN 37013-2522	150-08-0-041.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we 3517 DAISY TRAIL LAND TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSE PRIMO AVILA AND FRANCISCA DEL CARMEN AVILA, hereinafter called the Grantee(s), their heirs and assigns, 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 No. 324 on the Plan of Section Seven-B, "The Country" of record in Plat Book 6250, Page 505, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa L. Deck, as Trustee and not personally under the provisions of a trust dated the 19th day of March 2005, known as Trust 3517 Daisy Trail Land Trust by Warranty Deed to Trustee deed from Kim A. Stole of record in Instrument No. 20050406-0037922 Register's Office for Davidson County, Tennessee, dated March 19, 2005 and recorded on April 06, 2005.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6250, Page 505, Book 6594, Page 639, Instrument Number 20050228-0021480, Instrument Number 20121126-0108145, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3517 Daisy Trl , Antioch, Tennessee 37013-2522
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of March, 2016.

3517 Daisy Trail Land Trust

BY: Melissa Deck Outlaw, Trustee
Melissa Deck Outlaw,
Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of March, 2016, before me personally appeared Melissa Deck Outlaw, Trustee of the 3517 Daisy Trail Land Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th day of March, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

On this the 17th day of March, 2016, before me personally appeared Melissa Deck Outlaw, Trustee and Beneficiary of the 3517 Daisy Trail Land Trust, to me known (or proved to me on the basis of satisfactory evidence) who, upon oath, acknowledged herself to be the Trustee and Beneficiary of the 3517 Daisy Trail Land Trust, the within named bargainor, and that she as such Trustee and Beneficiary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of March, 2016.

Notary Public
My Commission Expires: 10-12-19

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires