Davidson County DEEDWARR
Recvd: 03/21/16 12:00 2 pgs
Fees:13.00 Taxes:580.90
20160321-0026478

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 18th day of March, 2016.

Notary Public
My commission expires:

04-1602-55893

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lorena Castillo-Becerra	Farmington Mortgage, a Division of CapStar Bank	
1933 Treeview Court	2002 Richard Jones Road	
	Ste. 300A	176-02-0-069.00
Antioch TN 37013	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Troy Poole and Lisa L. Poole, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lorena Castillo-Becerra, a single woman**, hereinafter called the Grantees, their successors 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. 212, on the Plan of Section 19, Peppertree Forest, of record in Book 7900, Page 783, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa L. Poole by deed from Deluxe Homes, Inc., dated May 9, 1995, recorded May 15, 1995, of record in Book 9671, Page 841, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Troy Poole and Lisa L. Poole by Quitclaim Deed from Lisa L. Poole, dated February 28, 2014, recorded March 12, 2014, of record in Instrument No. 20140312-0020623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1933 Treeview Court, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of March, 2016.

Troy Poole

Lisa L. Poole

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Troy Poole and Lisa L. Poole**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 18th day of March, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018