BILL GARRETT, Davidson County
Trans:T20160026006 DEEDWARR
Recvd: 03/31/16 10:49 2 pgs
Fees:13.00 Taxes:592.00
20160331-0030460

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 $160,000.00.

Aisha Hall
Affiant

Subscribed and sworn to before me, this 24th day of March, 2016.

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

Notary Public
My commission expires: 10-20-19

03-1603-38523

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Cristhian J. Trejo Rodriguez	Pinnacle Bank	150-10-0-154.00
3128 Roundwood Forest Lane	PO Box 331678	
Antioch TN 37013	Murfreesboro, TN 37133	

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, **Mourad Taki, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cristhian J. Trejo Rodriguez, single man**, 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. 31, on the Plan of Section Two, Roundwood Forest, of record in Book 6250, Page 548, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dianne Upshaw by Quitclaim Deed from Robert L. Jordan, unmarried, dated June 5, 1998, recorded June 19, 1998, of record in Book 10984, Page 581, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to EverBank by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated May 28, 2015, recorded May 29, 2015, of record in Instrument No. 20150529-0049576, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mourad Taki by Special Warranty Deed from EverBank, dated November 25, 2015, recorded December 1, 2015, of record in Instrument No. 20151201-0120887, 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 3128 Roundwood Forest Lane, 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.

****The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.****

WITNESS my hand this 24th day of March, 2016.

Mourad Taki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mourad Taki,** 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 Nashville, TN, this 24th day of March, 2016.

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

State of Tennessee Notary Public at Large

My Commission expires: 9/26/2018