WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027107 DEEDWARR
Recvd: 04/04/16 14:39 2 pgs
Fees:13.00 Taxes:514.30
20160404-0031911

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ben Travis	new owner	051-00-0-121.00
(NAME) 4301 Oakcrest Lane	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Jose Carrillo and wife, Isabel Carrillo,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin S. Travis and Olivia A. Travis, husband and wife,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A NEW IRON ROD IN THE SOUTHERLY MARGINOF WALTON LANE, BEING THE NORTHWEST CORNER OF THE ROYCE FENTRESS PROPERTY RECORDED IN DEED BOOK 3406, PAGE 80, AND BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE WESTERLY LINE OF THE FENTRESS PROPERTY S 7° 31' IN A DISTANCE OF 323.17 FEET TO AN EXISTING IRON PIPE IN A FENCE ROW; THENCE ALONG THE FENCE LINE N 79° 41' W A DISTANCE OF 66.0 FEET TO AN EXISTING IRON PIPE; THENCE ALONG THE MOREAL ALFREDO PROPERTY RECORDED IN INSTRUMENT NUMBER 201201260007312 N 7° 31' E A DISTANCE OF 323.32 FEET TO A NEW IRON ROD IN THE SOUTHERLY MARGIN OF WALTON LANE; THENCE ALONG THE SOUTHERLY OF WALTON LANE S 79' 33' E A DISTANCE OF 66.0 FEET TO THE BEGINNING AND CONTAINING 0.49 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOSE CARRILLO AND WIFE, ISABEL CARRILLO BY WARRANTY DEED FROM MARK S. ATWELL, DATED DECEMBER 6, 2012, OF RECORD IN INSTRUMENT NO. 20121206-0112623.

THIS IS IMPROVED PROPERTY KNOWN AS 3315 WALTON LANE, NASHVILLE, TN 37216.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 3315 Walton Ln. Nashville TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands 04/01/16.

Jose Carrillo

Isabel Carrillo

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jose Carrillo and Isabel Carrillo with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 04/01/16.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018