Davidson County DEEDWARR Recvd: 04/22/16 14:03 3 pgs Fees:18.00 Taxes:610.50 **20160422-0039394**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00
WARRANTY DEED	Affiant Subscribed and sworn to before me, this 21st DAY OF April, 2016. Notary Public
BMR16-2700	MY COMMISSION EXPIRES: 2/21/2020 (AFFIX SEAL)

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

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 Avila	Movement Mortgage, LLC	
2700 Old Smith Springs Road (ADDRESS)	841 Seahawk Circle (ADDRESS)	
Nashville, TN 37217-3433 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	135-00-0-203.00

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 E. MUGGLER REVOCABLE LIVING TRUST, DATED OCTOBER 7, 2010, E. MUGGLER, TRUSTEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSE AVILA AND FRANCISCA D. ORTIZ, AS HUSBAND AND WIFE, 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. 1 on the Plan of Subdivision of Muggler Property, of record in Plat Book 9700, Page 468, 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 a portion of the same property conveyed to E. Muggler Revocable Living Trust, dated October 7, 2010, E. Muggler, Trustee by Quitclaim deed from Elfriede Muggler of record in Instrument No. 20101123-0093724, Register's Office for Davidson County, Tennessee, dated November 23, 2010 and recorded on November 23, 2010, as corrected in Instrument Number 20110504-0034160, Register's Office for Davidson County, Tennessee.

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 9700, Page 468; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2700 Old Smith Springs Road , Nashville, Tennessee 37217-3433
(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 21st day of April, 2016.

E. Muggler Revocable Living Trust, dated October 7, 2010

E. Muggler, Trustee

By: Elfriede Muggler
Its: Trustor

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of April, 2016, before me personally appeared Elfriede Muggler, Trustee of the E. Muggler Revocable Living Trust, dated October 7, 2010, E. Muggler, Trustee, 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 21st day of April, 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

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

