WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,600.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8079 MILLER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jaime Ruiz De Somocurcio and Brittany L. Miller	same	161100B15600CO
4805 Enoch Dr		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEVIN DUFENDACH AND WIFE NICOLE DUFENDACH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAIME RUIZ DE SOMOCURCIO AND BRITTANY L. MILLER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4805 Enoch Dr, Nashville, TN 37211

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/or 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/or 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 hand on the 28th day of April, 2016.

Kevin Dufendach

Nicole Dufendach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, KEVIN DUFENDACH AND NICOLE DUFENDACH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2016.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans: T20160035768 DEEDWARR
Recvd: 05/02/16 09:06 2 pgs
Fees: 13.00 Taxes: 1038.22

20160502-0042447

16-8079 MILLER

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Final Plat of Villages of Brentwood, Phase Eleven, NKA Brentwood Summit as of record in Plat Book 9700, Page 949, as amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Dufendach and wife, Nicole Dufendach by Warranty Deed from Sukhjit S. Brar and wife, Navreet Randhawa, recorded on the 26th day of June, 2013 in Instrument No. 20130626-0065639, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF BRENTWOOD, PHASE ELEVEN, as recorded in Plat Book 9700, Page(s) 949 and Instrument No. 20031219-0181287, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6143, Page 11, Book 6398, Page 495, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 200006060056066 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Charter of Homeowners Association recorded in Book 6158, Page 352 and Instrument No. 200006060056067.

6. Easement for Ingress/Egress, recorded in Book 11076, Page 537, Book 11076, Page 661 and Book 11526, Page 579.

7. Easement for Water Mains and Appurtenances, recorded in Book 8197, Page 338.

8. Stormwater Detention Agreement recorded in Book 11078, Page 919, Assignment of Rights/Liabilities recorded at Instrument No. 20040622-0073413.

9. Conveyance for Open Space recorded at Instrument No. 200012140122894.

10. Stormwater Detention Agreement recorded at Instrument No. 20010227-0018048.

11. Order of Possession (Piedmont Natural Gas Co) recorded at Instrument No. 20130419-0039360.