WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SRN16-3522

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
Jessica M. Daniels	New Owner (NAME)	
3522 Elkins Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37209-3913 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	092-13-0-169.00

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 MICHAEL ILLOBRE, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA M. DANIELS, UNMARRIED, 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. 12, Block 17 on the Plan of Charlotte Park Company's 2nd Addition to Nashville of record in Plat Book 57, Page (s) 160 and 161, 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 the same property conveyed to Christy D. Cook, unmarried by Warranty deed from Prudential Relocation, Inc., a Colorado corporation of record in Instrument No. 20080916-0094727 Register's Office for Davidson County, Tennessee, dated August 25, 2008 and recorded on September 16, 2008.

Being the same property conveyed to Michael Illobre, an unmarried man by Warranty deed from Christy D. Cook, unmarried of record in Instrument No. 20140715-0062495 Register's Office for Davidson County, Tennessee, dated July 09, 2014 and recorded on July 15, 2014.

Nathanial Robinson, the spouse of Michael Illobre joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

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 57, Page (s) 160 and 161, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3522 Elkins Avenue , Nashville, Tennessee 37209-3913
(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.

BILL GARRETT, Davidson County
Trans:T20160037122 DEEDWARR
Recvd: 05/04/16 13:04 2 pgs
Fees:13.00 Taxes:1254.30
20160504-0044067

Witness my/our hand(s) this 3rd day of May, 2016.

Michael Illobre

Nathanial Robinson

STATE OF Tennessee
COUNTY OF Williamson

On this the 3th day of May, 2016, before me personally appeared Michael Illobre, an unmarried man, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3th day of May, 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

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206