BILL GARRETT, Davidson County
Trans:T20160042853 DEEDWARR
Recvd: 05/23/16 09:20 2 pgs
Fees:13.00 Taxes:370.00

20160523-0051092

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

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

04-1604-55963

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Aisha Hall
Affiant

Subscribed and sworn to before me, this 19th day of May, 2016.

Bill Tyler
Notary Public
My commission expires: 10-20-19

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Thelma A. Rico	Guaranteed Rate, Inc.	162-10-0-203.00
421 Brook View Estates	109 Rand Pl., Ste. 1	
Antioch TN 37013	Franklin, TN 37067	

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, **Daniel G. Dawson and Debra L. Dawson, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thelma A. Rico and Angel G. Abrego Tobar, wife and husband**, 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. 5, on the Plan of A Resubdivision of Lots 5 thru 9, Bell Heights, of record in Book 5210, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel G. Dawson and Debra L. Dawson by deed from James L. VanDusen and wife, Theresa G. VanDusen and Florence B. Sadler, F/K/A Florence B. Swinney and husband, James P. Sadler, dated May 25, 1994, recorded May 27, 1994, of record in Book 9358, Page 751, 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 421 Brook View Estates, 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.

WITNESS my hand this 19th day of May, 2016.

Daniel G. Dawson

Debra L. Dawson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Daniel G. Dawson and Debra L. Dawson**, 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 Smyrna, TN, this 19th day of May, 2016.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 5/23/16