WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/16 10:32 3 pgs
Fees:18.00 Taxes:1146.63
20160614-0060073

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXX~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES 6/10/2018 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickey C. Hall and Velda T. Hall	Fifth Third Bank	
(NAME)	(NAME)	
604 Sitting Mill Court	PO Box 598	173-9-A/135 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Amelia, OH 15102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROGELIO S. ABRIGO, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICKEY C. HALL AND VELDA T. HALL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 221 on the Plan of Lenox Village II, Section 1, of record in plat Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rogelio S. Abrigo, married by deed from Carisa Adams, of record in Instrument No. 20080815-0083855, Register's Office for Davidson County, Tennessee. Amliv Abrigo joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument No. 20030106-0001756, said Register's Office; restrictive covenants of record in Instruments No. 20020315-0032826, 20021226-0158458, 20040526-0062220, 20050324-0032209, 20050815-0096405, 20060321-0032382, 20060120-0007914, 20070103-0001284, 20070830-0104306 and 20080326-0030439, said Register's Office; and easements of record in Instruments No. 20010918-0100850, 20010918-0100582, 200207022-0087469 and 20020628-0078164, said Register's Office.

unimproved
This is improved x property, known as 604 Sitting Mill Court, Nashville, TN 37211
(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 my hand this 3rd day of June, 2016

ROGELIO S. ABRIGO

AMLIV ABRIGO

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 Rogelio S. Abrigo and Amliv Abrigo, the bargainor, 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 3rd day of June, 2016.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

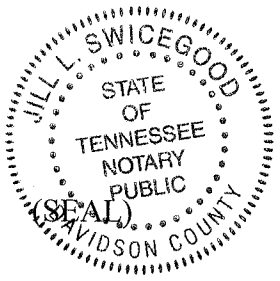
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018