Boy 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

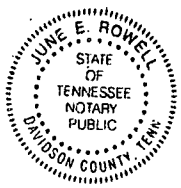
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)



NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dustin Rios		075-04-0-013.00
(NAME)	(NAME)	
4572 Andrew Jackson Parkway	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160056062 DEEDWARR
Recvd: 06/30/16 14:39 2 pgs
Fees:13.00 Taxes:666.00
20160630-0067139

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Susan Waters n/k/a Susan Waters Painter and Mitchell Duane Painter, Wife and Husband**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Dustin Rios and Jennifer Rios, Husband and Wife as joint tenants**, hereinafter called the GRANTEE(S), 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 all of Lot No. 123 on the Plan of Section Three, Tulip Grove, of record in Plat Book 3700, Page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan Waters nka Susan Waters Painter and Mitchell Duane Painter, by Quitclaim Deed from Susan Waters nka Susan Waters Painter, dated 12/31/2013 recorded 01/03/2014 of record in Instrument No. 20140103-0000612, in the Register's Office for Davidson County, Tennessee.

Note: Scrivener's Affidavit is recorded in Instrument No. 20070613-0070698, to correct the Plat Book/Page in the Deed recorded in Instrument No. 20070427-0050366. All matters shown on the plat of record in Plat Book 3700, Page 146, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4181, Page 95, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4572 Andrew Jackson Parkway, Hermitage, TN 37076
(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), 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), 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 hands this 29th day of June, 2016.

Susan Waters n/k/a Susan Waters Painter

Mitchell Duane Painter

State of Tennessee
County of Wilson

Personally appeared before me Susan Waters n/k/a Susan Waters Painter and Mitchell Duane Painter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2016.

Notary Public
My Commission Expires: 8-14-17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122