Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160058791 DEEDWARR
Recvd: 07/11/16 11:09 2 pgs
Fees:13.00 Taxes:536.50
20160711-0070596

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF June, 2016.

Notary Public

(Affix Seal)

My Commission Expires: 3-27-18

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

ROJAS-H16233

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elisa Rojas	~~NEW OWNER'S~~ SWBC	163.01-0-074.00
117 Antioch Woods Way	9311 San Pedro #100	
Antioch, TN 37013	San Antonio TX 78216	

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 consideration, the receipt of which is hereby acknowledged, I/we, JENNIFER YOUNG, A SINGLE PERSON hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ELISA ROJAS, & Pedro E.Guzman, husband and wife 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. 24 on the Plan of Antioch Woods, Section Two, of record in Book 9700, Page 799, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Jennifer Young by deed by deed from Jane Burton and husband Clifford Burton of record at Book 200801090002857, recorded on 01/09/2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to declaration of covenants, conditions and restrictions of record.

( ) unimproved
This is (X) improved property known as 117 Antioch Woods Way, Antioch, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 30th day of June, 2016 :

Jennifer Young

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me Rhonda M Hannah, a Notary Public in and for said County and State, the within named JENNIFER YOUNG, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 30th day of June, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019