Davidson County	**DEEDWARR**
Recvd: 07/11/16 11:45	**3 pgs**
Fees:18.00 Taxes:665.63	
20160711-0070632	

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$179,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th day of June, 2016.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN RENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enrique Vazquez Margarita Chavolla Castro 624 Rehnea Drive Old Hickory, TN 37138	New Owner	065.05-0-013.00

For and in 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,

Dan Robinson, a married person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Enrique Vazquez and wife, Margarita Chavolla Castro

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:

Being Lot No. 399 on the Plan of Sherwood Forest, Section IV, as shown on Plat of record in Plat Book 4460, Page 182-183 of the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dan Robinson, married by Special Warranty Deed from CR Properties 2015, LLC dated July 22, 2015 of record in Instrument Number 20150727-0073759, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 4460, Page 182, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4704, Page 448, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4892 Rainer Drive, Old Hickory, TN 37138**
(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(s) this 29th day of June, 2016.

Dan Robinson

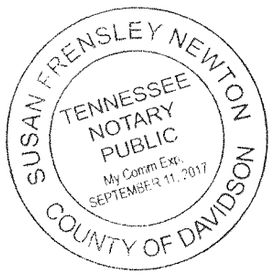
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Robinson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, 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.

Tammy Duncan

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Morgan O'Neill

Notary Public

My Commission Expires: 3-27-18

(SEAL)

