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

BILL GARRETT, Davidson County
Trans: T20160063645 DEEDWARR
Recvd: 07/25/16 10:18 2 pgs
Fees: 13.00 Taxes: 658.23
20160725-0076154

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $177,900.00.

Affiant

Subscribed and sworn to before me this 22nd day of July, 2016.

Notary Public

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Agapito Alegria Rico	SAME AS NEW OWNER	150-01-0-299.00
522 Owendale Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rhonda Crawford Dixon, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Agapito Alegria Rico

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section 18, Edge-O-Lake Estates, of record in Plat Book 4675, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rhonda Crawford Dixon by Quitclaim Deed from Dennis M. Crawford, II, of record in Instrument No. 20150828-0087507, Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 28, 2015.

This is improved property known as **522 Owendale Drive, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 4675, Page 84, Restrictions of record in Book 4797, Page 410, in the Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of July, 2016.

Rhonda Crawford Dixon

STATE OF TENNESSEE
COUNTY OF RUTERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rhonda Crawford Dixon, the bargainor, 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, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 22nd day of July, 2016.

Notary Public
My Commission Expires: Sept. 16, 2016

LISA K.R. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 7016225
557 Sam Ridley Pkwy
Smyrna, TN 37167