BILL GARRETT, Davidson County
Trans:T20160070613 DEEDWARR
Recvd: 08/15/16 12:58 2 pgs
Fees:13.00 Taxes:678.95
20160815-0084814

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1223

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Janel Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of August, 2016

Debbie A. Serbin
Notary Public
Commission Expires: 2-1-2017

DEBBIE A. SERBIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mario Martinez - Brambila 9008 Ristau Drive Antioch, TN 37013	Wilson Bank and Trust 623 West Main Lebanon, TN 37087	182-06-0A-403.00 CO

WARRANTY DEED

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, I/WE,

Brandon S. Aldridge and Megan E. Aldridge, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mario Martinez-Brambila and Maria Itzel Naranjo Quezada, 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. 340 on the plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three - Section Two, as the same appears of record in Instrument Number 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to Brandon S. Aldridge and Megan E. Aldridge, husband and wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 4/29/09 and recorded 5/5/10 in Instrument No. 20100505-0033925, as corrected by Scrivener's Affidavit recorded 7/19/10 in Instrument No. 20100719-0056054, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9008 Ristau Drive, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of August, 2016.

Brandon S. Aldridge

Megan E. Aldridge

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brandon S. Aldridge and Megan E. Aldridge** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of August, 2016.

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

Sarah Simmons
Notary Public
My Commission Expires: 5/8/2018