BILL GARRETT, Davidson County
Trans:T20160080244 DEEDWARR
Recvd: 09/13/16 14:55 2 pgs
Fees:13.00 Taxes:702.45
20160913-0096303

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Return To: TRI STAR TITLE & ESCROW, LLC 1535 W NORTHFIELD BLVD, UNIT 16 MURFREESBORO, TN 37129	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,850.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of August, 2016. Notary Public MY COMMISSION EXPIRES: 2-2017 (AFFIX SEAL)

Jillian Barton Rutherford Notary Public State of Tennessee Williamson County

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0349**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marques Santiago and Kristen Santiago	New Owner	**63-16-B-204CO**
(NAME) **1156 Dawnwood Dr.**	(NAME)	
(ADDRESS) **Old Hickory,TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **The Estate of William F. Davis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marques A Santiago and Kristen R Santiago, 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. 286 on the Plan of Hampton park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, page 550, 551 and 552 and Certificate of Correction of record in Book 7462, page 445 and Book 8110, page 401, and by an Amendment to Change Name of record in Book 8181, page 112 and Book 9956, page 400, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William F. Davis by Warranty Deed from Francis P. Erwin, unmarried, filed for record at Instrument Number 20040406-0038705 and re-recorded at Instrument Number 20040618-0072592, said Register's Office.

William F. Davis having since passed away on 3/11/2015, See probate order number 15-P-634 filed of record on 4/29/15 in the Davidson County Probate Court.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1156 Dawnwood Dr., Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **August, 2016**.

The Estate of William F. Davis

Michael Mulcahy Executor

By: Michael Mulcahy, Executor

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael Mulchay, Executor** for **The Estate of William F. Davis**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **19th** day of **August, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY