This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
773201 6160-006073
Kathleen Shea

Davidson County DEEDWARR
Recvd: 09/22/16 09:33 4 pgs
Fees:23.00 Taxes:1036.00
20160922-0099807

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Jose Jesus Balbin	(NAME) SunTrust Mortgage, Inc.	181-03-0A-364.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 8112 Ochoa Lane	(STREET ADDRESS) 901 Semmes Ave.	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP) Richmond, VA 23224	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Matthew D. Robinson and Susan Robinson, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Jose Jesus Balbin, a Single Man the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 280,000.00

Affiant _____

Subscribed and sworn to before me this the 22nd day of September 2016

Notary Public _____

My commission expires: 10-20-19
(Affix Seal)

BRANDON W. LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

This is unimproved ( ), known as 8112 Ochoa Lane, Brentwood, TN 37027
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 22nd day of July, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Matthew D. Robinson

X Susan Robinson
Susan Robinson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Angela Burn Alderks a Notary Public in and for said County and State, Matthew D. Robinson, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July 2016.

_____
Notary Public
My Commission Expires: ✓ 01-09-2018

(This area for official notarial seal)

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA BURN ALDERKS DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Angela Burn Alderks, a Notary Public in and for said County and State, Susan Robinson, the within named bargainor married (fill in marital status), 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, at office, this 22nd day of July, 2016.

_____
Notary Public
My Commission Expires: ✓ 01-09-2018

(This area for official

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA BURN ALDERKS DAVIDSON COUNTY

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Phase Three, Section One Addition to Indian Creek of record in Plat at Instrument No. 20140407-0028956, 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 a portion of the same property conveyed to Forest Homes, Inc., a Tennessee corporation by Warranty deed from SAF Properties, LLC a Tennessee limited liability company of record in Instrument No. 20140530-0046398 Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on May 30, 2014.

Being the same property conveyed to Matthew D. Robinson, unmarried by Warranty deed from Lake Forest Homes, Inc., a Tennessee corporation of record in Instrument No. 20150609-0054354 Register's Office for Davidson County, Tennessee, dated June 04, 2015 and recorded on June 09, 2015.

True Copy Certification

I, **Brandon W. Lippman** 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.

Signature



State of Tennessee
County of Davidson

Personally appeared before me, **Cecilia M. Hensley,** a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/19