BILL GARRETT, Davidson County
Trans:T20160085230 DEEDWARR
Recvd: 09/28/16 12:15 2 pgs
Fees:13.00 Taxes:616.42
20160928-0102232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,600.00

Affiant

Subscribed and sworn to before me this 20TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Rodriguez and Stephanie Rodriguez, husband and wife	CHURCHILL MTG (NAME)	08612011700
1012 SADDLESTONE DR (ADDRESS)	761 OLD HICKORY BLVD #400 (ADDRESS)	
HERMITAGE TN 37076 (CITY) (STATE) (ZIP)	BRENTWOOD TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jonathan Care and wife, Carrie E. Care, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Rodriguez and Stephanie Rodriguez, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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. 24, ROCKWOOD ESTATES, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20001013-0102078, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN CARE AND CARRIE E. CARE, BY DEED FROM GINA M. SPARKS, MARRIED PERSON, OF RECORD IN INSTRUMENT NO. 20151014-0104395, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1012 Saddlestone Drive, Hermitage, TN 37076
(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/our hand(s) this 20th day of September, 2016.

WARRANTY DEED
(Continued)

Jonathan Care

Carrie E. Care

STATE OF Pennsylvania

COUNTY OF Lebanon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Care and wife, Carrie E. Care, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of September, 2016.

Notary Public

My Commission Expires: 1-28-2018

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Norman L. Brubaker, Notary Public
Jackson Twp., Lebanon County
My Commission Expires Jan. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072