THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans: T20160085293 DEEDWARR
Recvd: 09/28/16 13:53 2 pgs
Fees: 13.00 Taxes: 314.50
20160928-0102305

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joaquin Avila and Patricia Avila 3383 Oak Trees Court Antioch, Tennessee 37013	Joaquin and Patricia Avila 1529 Chestnut Oak Dr. Antioch, TN 37013	150-07-0-290.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TROY PUTNEY**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JOAQUIN AVILA AND WIFE, PATRICIA AVILA**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 63-A on the plan of the zone Lot Division of Lots Nos 62, 63, 65 and 66 of Lakeshore Woods, Section 3, of record in Plat Book 6250, page 730, amending Plat Book 5200, page 621, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Troy Putney by Special Warranty Deed from AmSouth Bank of record on 10/20/2001, at Instrument No. 20010720-0077299, Register's Office for Davidson County, Tennessee.

This is improved property known as **3383 Oak Trees Court, Antioch, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **22nd** day of **September**, **2016**:

Troy Putney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TROY PUTNEY**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

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

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $85,000.00.

Amanda Minor

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 22nd DAY OF SEPTEMBER, 2016:

Lori C. Warren

Notary Public

My Commission Expires: 6/2/2018

