(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Elizabeth L. Willis
Affiant

Subscribed and sworn to before me, this 26th day of September, 2016.

Emily Betts
Notary Public

My commission expires: 3/9/20

BILL GARRETT, Davidson County
Trans:T20160085607 DEEDWARR
Recvd: 09/29/16 10:21 2 pgs
Fees:13.00 Taxes:573.50
20160929-0102675

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ricardo Z. Avila	**New Owner**	**Map/Parcel: 164-13-0-109.00**
5761 Murphywood Crossing		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE, **Joaquin Avila, unmarried, and Patricia Vega Perez, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricardo Z. Avila and Luz Elena Alanis Martinez, joint tenants with rights of survivorship,** 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. 164 on the Plan of First Revision Asheford Crossing, Section Two, of record in Book 9700, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joaquin Avila, unmarried and Patricia Vega-Perez, unmarried, by Warranty Deed, from Dayton Griffin, Jr., unmarried, dated January 28, 2008, of record in Instrument No. 20080201-0010529, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 171, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9651, Page 900 and amended in Book 9980, Page 482, Book 10301, Page 180, Book 10640, Page 941, Book 10717, Page 97 and Book 11353, Page 575, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 2000108-00103441 and Instrument No. 20010418-0038191, Register's Office for Davidson County, Tennessee.
Charter HOA of record in Book 9651, Page 895, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 9651, Page 925, Register's Office for DAVIDSON County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5761 Murphywood Crossing, 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 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 26th day of September, 2016.

Joaquin Avila
Joaquin Avila

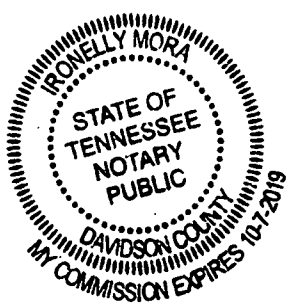
Patricia Vega Perez
Patricia Vega Perez
By: Joaquin Avila, Attorney-in-Fact
By Joaquin Avila
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Joaquin Avila, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2016.

Ironelly Mora
Notary Public
My Commission Expires: 10/7/19

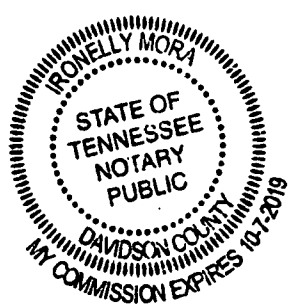


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joaquin Avila**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Patricia Vega-Perez, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Patricia Vega-Perez, and is authorized by Patricia Vega-Perez, to execute this instrument on his/her behalf.

Witness my hand, at office, this 26th day of September, 2016.

Ironelly Mora
Notary Public
My Commission Expires: 10/7/19



File #: **160535JM**
RECORD & RETURN TO:
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Brentwood, TN 37027