Davidson County DEEDWARR Recvd: 10/12/16 15:42 3 pgs Fees:18.00 Taxes:721.50 **20161012-0108041**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00 Affiant Subscribed and sworn to before me, this 11th DAY OF October, 2016. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)
# WARRANTY DEED CLR16-3830	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Patricia Gabel	Patricia Gabel	
3830 Hoggett Ford Rd.	(NAME) 3830 Hoggett Ford Rd.	
(ADDRESS) Hermitage, TN 37076-3595	(ADDRESS) Hermitage, TN 37076-3595	097020A21500CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LUIS ESCOBEDO, III AND NICOLE ANNE ESCOBEDO, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA GABEL, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 215 on the Plan of Villages of Riverwood, Section One, Phase 3C, of record in Instrument No. 20130405-0033853, 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 the same property conveyed to Luis Escobedo, III and Nicole Anne Escobedo, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20140411-0030516, Register's Office for Davidson County, Tennessee, dated April 8, 2014 and recorded on April 11, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20130405-0033853, Instrument No. 20080408-0035557, Instrument No. 20140424-0034615, Instrument No. 20080630-0067054, Instrument No. 20100108-0001971, Instrument No. 20110427-0032200, Instrument No. 20150812-0080704, Instrument No. 20151106-0113218 and Instrument No. 20160226-0018414, Chancery Court Book 2, Page 160, Book 4586, Page 242, Instrument No. 20070713-0083651, Instrument No. 20081209-0118828, Instrument No. 20090109-0002454, Instrument No. 20051219-0152201, Instrument No. 20051219-0152202, Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, Book 7621, Page 276, Book 4764, Page 324 and Book 4049, Page 395, Book 4586, Page 242; Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 3830 Hoggett Ford Rd. , Hermitage, Tennessee 37076-3595

(House Number) (Street) (PO 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of October, 2016.

Luis Escobedo, III

Nicole Anne Escobedo

STATE OF Tennessee
COUNTY OF Davidson

On this 11th day of October, 2016, before me personally appeared Luis Escobedo, III and Nicole Anne Escobedo to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 11th day of October, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 02/21/2017