Davidson County DEEDWARR
Recvd: 10/21/16 11:38 3 pgs
Fees:18.00 Taxes:107.30
20161021-0111475

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

05-1610-67022

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $29,000.00.

X Rachelle Cavalier
Affiant

Subscribed and sworn to before me, this 17th day of October, 2016.

X [signature]
Notary Public
My commission expires: 2/25/20

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Franklin A. Canas and Erbin L. Romero 135 Sanitarium Drive Madison, TN 37115	Franklin A. Canas and Erbin L. Romero 135 Sanitarium Drive Madison, TN 37115	052-16-0-A-019.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn W. Robinette, Individually and as Trustor and Trustee of The Carolyn W. Robinette and/or Eula W. Suddarth Revocable Living Trust dated the 17th May, 1999**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erbin L. Romero, a married man and Franklin A. Canas, a married man, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

X ER

Land in Davidson County, Tennessee, being Apartment Unit No. C-19, of Neely's Bend Condominium created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Carolyn W. Robinette by Quitclaim Deed from Eula Suddarth, dated July 27, 1998, recorded August 13, 1998, of record in Book 11065, Page 282, Register's Office for Davidson County, Tennessee. For further source of title see deeds of record in Book 8627, Page 192, and Book 6573, Page 845, said Register's Office.

Further being the same property conveyed to Carolyn W. Robinette, Trustor and Trustee of The Carolyn W. Robinette and/or Eula W. Suddarth Revocable Living Trust by Quitclaim Deed from Carolyn W. Robinette, dated May 17, 1999, recorded May 19, 1999, of record in Book 11485, Page 544, 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 property is improved property known as 1301 Neelys Bend, Unit C-19, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of October, 2016.

X Carolyn W. Robinette

Carolyn W. Robinette, Individually and as Trustor and Trustee of The Carolyn W. Robinette and/or Eula W. Suddarth Revocable Living Trust dated the 17th day of May, 1999

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carolyn W. Robinette, Individually and as Trustor and Trustee of the Carolyn W. Robinette and/or Eula W. Suddarth Revocable Living Trust dated the 17th day of May, 1999, 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 and seal at Hendersonville, Tennessee, this 17th day of October, 2016.

X

Hutch Henderson
State of Tennessee at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

My Commission expires:

True Copy Certification

I, **Rachelle Caudill**, 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 SUMNER

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

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020