BILL GARRETT, Davidson County
Trans: T20160093510 DEEDWARR
Recvd: 10/24/16 10:39 2 pgs
Fees: 13.00 Taxes: 555.00

20161024-0112003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34029

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC. 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2540B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Enrique Jimenez-munoz	Everett Financial Inc. DBA Supreme Lending	108-16-0-317.00
1000 Pleasant View Drive	7127 Crossroads Blvd, Ste 102	
Nashville, TN 37214-4308	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CAROLINE C. BENOIST AND THEODORE E. BYERS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ENRIQUE JIMENEZ-MUNOZ AND CRUZ LETICIA JIMENEZ, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 28-B on the Plan of Zone Lot Division Percy Priest Woods, Lots 28 & 31, Section II of record in Plat Book 6250, Page 515, 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 Caroline C. Benoist and Theodore E. Byers, wife and husband by Warranty deed from James B. Rogan and Jennifer Rogan, husband and wife of record in Instrument No. 20110929-0075457 Register's Office for Davidson County, Tennessee, dated September 27, 2011 and recorded on September 29, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 515, revising Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5984, Page 865; Book 6028, Page 270; Book 6093, Page 392; Book 6097, Page 11; Book 6353, page 307, Book 6560, Page 667, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance Easement of record in Book 6147, Page 886, Book 6147, page 893 and Book 6314, page 41, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is property known as 1000 Pleasant View Drive, Nashville, TN 37214-4308

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 in 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 hand on the 18th day of October, 2016.

Caroline C. Benoist by J. By
Attorney in fact

Caroline C. Benoist

By: Theodore E. Byers, Attorney-In-Fact

J. By

Theodore E. Byers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Theodore E. Byers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Caroline C. Benoist for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Caroline C. Benoist.

Witness my hand and official seal, this 18th day of October, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Theodore E. Byers, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of October, 2016.

Notary Public

My commission expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 16-2540B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027