THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165448

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. M165448

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Amanda Vaughn
Affiant

BILL GARRETT, Davidson County
Trans:T20160097681 DEEDWARR
Recvd: 11/04/16 09:06 2 pgs
Fees:13.00 Taxes:869.50
20161104-0116768

Subscribed and sworn to before me, this the 2nd day of November, 2016.

Rachel Odom
Notary Public
My Commission Expires: 5-19-2020

RACHEL ODOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lucero Ivette Zuniga Campos Matthew Edward Dobing 9405 Glen Ridge Dr. Brentwood, TN 37027	First Citizens Bank & Trust Company P.O. Box 11757 Columbia, SC 29211	173-09-0A-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joshua B Willie, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lucero Ivette Zuniga Campos and Matthew Edward Dobing, wife and husband**, 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. 707 as shown on the plan of Section One of Phase Eight, Lenox Village, as of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Joshua B. Willie, a single man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 17th day of April, 2007 in Instrument No. 20070417-0045950, in the Register's Office of Davidson County, Tennessee.

Angela Nona Willie executes this instrument for the purpose of conveying any/all marital interest she may have in subject property, but virtue of her marriage to Joshua B. Willie.

This is ☒ Improved OR ☐ Unimproved property located at: 2402 Anson Lane, Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2016 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2016.

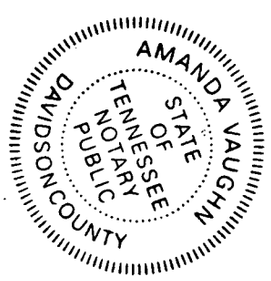
Joshua B Willie

Angela Nona Willie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joshua B Willie and Angela Nona Willie**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of November, 2016.



Notary Public
My Commission expires: 5/5/2020