WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

O-PR-16-1000-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Lewter **Jennifer McMurray**	new owner	
(NAME) **1000 Fontaine Drive**	(NAME)	**033-02-0-013.00**
(ADDRESS) **Goodlettsville, TN 37072-9006**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOSE CARPIO AND WIFE, NAILET PEREZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE LEWTER, A SINGLE WOMAN AND JENNIFER MCMURRAY, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel A:
Land in Davidson County, Tennessee, being Lot No. 57 and Reserve Parcel A on the Plan of Section Two, Plantation Estates of record in Plat Book 3842, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel B:
Reserved Parcel A, as set forth on the Plat of Section Two, Plantation Estates, as shown on plat of record in Plat Book 3842, page 136, in the Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, described as follows:

Being certain property located in the 10th Civil District of Davidson County, Tennessee and part of said property of record in Book 3992, page 902, of record in the Register's Office of Davidson County. Said parcel being 95 X 202 X 143 and further described in Field Book No. 10D-49518, Map and Parcel No. 33-2-12 consisting of .16 acres more or less. (Res Par A)

Being a part of the same property conveyed to Jose Carpio and wife, Nailet Perez by Warranty deed from Bobby W. Honea of record in Instrument No. 20160523-0051148 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 23, 2016.

This conveyance is subject to:
- Taxes for the year 2017, and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 136, Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6827, Page 547, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Fontaine Drive , Goodlettsville, Tennessee 37072-9006**.

BILL GARRETT, Davidson County
Trans:T20160098298 DEEDWARR
Recvd: 11/07/16 10:13 2 pgs
Fees:13.00 Taxes:962.00
20161107-0117505

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 the 3rd DAY OF NOVEMBER, 2016.

Jose Carpio

Nailet Perez

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE CARPIO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2016.

Notary Public
My Commission Expires: 2/6/17
(SEAL)

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NAILET PEREZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2016.

Notary Public
My Commission Expires: 2/6/17
(SEAL)

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212