WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160103261 DEEDWARR
Recvd: 11/22/16 10:29 2 pgs
Fees: 13.00 Taxes: 769.60

20161122-0123186

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016

Notary Public:

MY COMMISSION EXPIRES: 1/23/18

(AFFIX SEAL)

CRYSTAL J. STONE NOTARY PUBLIC TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.; 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Artemio Chavez Torres	Pinnacle Bank	Parcel ID:
5556 Murphywood Xing	150 3rd Ave #900	17501003700
Antioch, TN 37013	Nashville TN 37201	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jocelyn M. Rollins and husband, Adam B. Rollins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Artemio Chavez Torres and Rita Mathe Gomez, husband and wife

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. 110, Asheford Crossing, Section Four, as shown on plat of record in Plat Book 9700, Page 912, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jocelyn M. Rollins and husband, Adam B. Rollins of record in Instrument 20070411-0043306, said Register's Office, dated April 4, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Book 9651, Page 900; amended in Book 9980, Page 482; Book 10301, Page 180; Book 10640, Page 941; Book 10717, Page 97; Book 11353, Page 575; Instrument 20001080-0103441, Instrument 20010418-0038191; Book 9651, Page 925 , said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 912, said Register's Office.

The signature of Jocelyn M. Rollins is signed by her duly appointed Attorney-in-Fact, Adam B. Rollins, pursuant to the Power of Attorney of record in Instrument 20161122-0123185, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded; zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

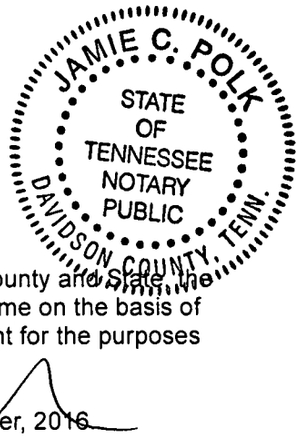
This is Improved (X) property, known as 5556 Murphywood Xing, Antioch, TN 37013

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. 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 our hands this 18th day of November, 2016.

Jocelyn M Rollins
By: Adam B. Rollins, as Attorney-in-Fact
Jocelyn M. Rollins
By: Adam B. Rollins, as Attorney-in-Fact

Adam B. Rollins



STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 2016.

My Commission Expires: 3/10/19

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Adam B. Rollins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jocelyn M. Rollins as her Attorney in Fact as the free act and deed of the within named Jocelyn M. Rollins.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 2016.

My Commission Expires: 3/10/19

Notary Public