RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168327

BILL GARRETT, Davidson County
Trans:T20160112210 DEEDWARR
Recvd: 12/21/16 09:43 2 pgs
Fees:13.00 Taxes:647.50
20161221-0133929

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2016.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose A. Portillo-Hernandez 228 Joann Court, Nashville, TN 37211	Same address as new owner	162 06 0 138.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BLANCA M. ORELLANA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSE A. PORTILLO-HERNANDEZ AND ANA RODRIGUEZ DE PORTILLO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, pages 52 & 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Blanca Orellana and her spouse, Jose V. Rivera by Warranty Deed from Russell G. Scales, dated 4/3/2006, recorded 4/6/2006, of record in Instrument #20060406-0039622, in the Register's Office for Davidson County, Tennessee. Being further awarded to Blanca Orellana by Final Decree of Divorce filed as Docket No. 08D-1501 in the Fourth Circuit Court for Davidson County, Tennessee and in Instrument #20100317-0020146 in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 228 Joann Court, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of December, 2016.

Blanca M. Orellana
BLANCA M. ORELLANA

STATE OF ~~TENNESSEE~~ Arizona AC
COUNTY OF ~~DAVIDSON~~ AC Maricopa

Personally appeared before me, a Notary Public, Blanca M. Orellana, 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, this the 12th day of December, 2016.

Anita L Creager
Notary Public

ANITA L CREAGER
Notary Public - Arizona
Maricopa County
My Comm. Expires Nov 27, 2020

Anita L Creager
Printed Notary Name

My commission expires: 11/27/2020