Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160113574 DEEDWARR
Recvd: 12/27/16 12:24 2 pgs
Fees:13.00 Taxes:1080.40
20161227-0135529

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $292,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2016.

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018

06-1610-76586

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Aaron A. deVogel 2209 Chance Drive Hermitage TN 37076	New owner	109-04-0-A-047.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cesar A. Maldonado and wife, Kimberly N. Maldonado**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Aaron A. deVogel and Tabitha M. deVogel, husband and wife**, hereinafter called the Grantees, their successors 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. 71, on the Plan of Final Plat for Cluster Lot Subdivision, Towering Oaks, Phase One, of record in Instrument No. 20071127-0137704, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cesar A. Maldonado, married and wife, Kimberly N. Maldonado by Special Warranty Deed from NVR, Inc., Inc., a Virginia Corporation T/A Fox Ridge Homes, dated June 21, 2010, recorded June 23, 2010, of record in Instrument No. 20100623-0048989, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2209 Chance Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 19th day of December, 2016.

Cesar A. Maldonado

Kimberly N. Maldonado

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cesar A. Maldonado**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Biloxi, MS, this 15th day of December, 2016.

Notary Public

STATE OF MISSISSIPPI
HOPE MCQUAIN
NOTARY PUBLIC
ID No. 79000
Comm. Expires
July 17, 2018
HARRISON COUNTY

My Commission expires: July 17, 2018

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kimberly N. Maldonado**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 19th day of December, 2016.

Notary Public
State of Tennessee at Large

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 04.03.2020