After Recording Return To:
National Title Solutions, INC.
3550 Hobson Rd.
Ste. 101
Woodridge, IL 60517

P. DeSantis, Esq.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(813) 454-4415
PREPARER NOT RESPONSIBLE
FOR CLOSING

BILL GARRETT, Davidson County
Trans:T20170018677 DEEDWARR
Recvd: 03/03/17 12:50 2 pgs
Fees:13.00 Taxes:454.73
20170303-0021377

Map & Parcel:
162 13 0 257.00

WARRANTY DEED

Property Owner:
Giovanna Rodriguez
939 Ilawood Drive
Nashville, TN 37211

Person or Entity Responsible For Payment of Taxes and Send Tax Bills To:
Giovanna Rodriguez
939 Ilawood Drive, Nashville, TN 37211

THIS INDENTURE, made this 22 day of February, 2017, between FERNANDO M. RODRIGUEZ, *a married man,* residing at 939 Ilawood drive, 37211, **GRANTOR** and GIOVANNA RODRIGUEZ, a single woman residing at 939 Ilawood Drive, Nashville, TN 37211, **GRANTEE.**

WITNESSETH:

That Grantors for and in consideration of the sum of ~~One Dollar ($1.00)~~ $122,900 in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto Grantee the following described premises of real property to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO. 63B ON THE PLAN OF DREAMLAND ESTATES SECTION 2 AS OF RECORD IN BOOK 6900, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 6192, PAGE 926 AND BOOK 6437, PAGE 304, SAID REGISTER'S OFFICE.

SUBJECT TO ANY AND ALL EXISTING EASEMENTS OF RECORD AND TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 6900, PAGE 50, SAID REGISTER'S OFFICE.

FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO FERNANDO M. RODRIGUEZ BY DEED FROM DERICK J. BOSSIER, UNMARRIED, RECORDED AUGUST 1, 2001 AS DOCUMENT NO. 20010801-0081754, DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 939 Ilawood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, her successors and assigns, forever. Grantor, for himself and his heirs, executors and administrators, do hereby covenant with Grantee, her heirs and assigns, that (i) Grantor is lawfully seized in fee simple of the above described premises of real property, (ii) Grantor has full power, authority and right to convey the same, (iii) the premises of real property is free and clear of all liens and encumbrances, and (iv) Grantor will forever warrant and defend the premises of real property and the title thereto against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Subject property is not now, nor has it ever been the homestead of the Grantor, nor is it contiguous to the homestead of the Grantor.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

FERNANDO M. RODRIGUEZ

CLARISSA BLAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE } **COUNTY OF** DAVIDSON }

On this 22nd day of February, 2017, before me personally appeared **FERNANDO M. RODRIGUEZ**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public My Commission expires: 1/8/19

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is _____ and 00/100 DOLLARS ($122,900.00).

FERNANDO M. RODRIGUEZ

CLARISSA BLAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Subscribed and sworn to before me this the 22nd day of February, 2017.

Notary Public My Commission expires: 1/8/19

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.