This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDWARR
Recvd: 03/20/17 14:05 3 pgs
Fees:18.00 Taxes:643.80
20170320-0026995

State of Florida}
County of Brevard}

The actual consideration or value, whichever is greater for this transfer is: $ 174,000.00

Affiant Signature

Subscribed and sworn to before me on this the 17th day of March, 2017

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Rosa E. Rodriguez
Benigno Rodriguez
1505 Mount Mitchell Ct.
Antioch, TN 37013-5742
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 135140A23800C0

WARRANTY DEED

16NT00451

Effective the 17th day of March, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

NEAL TRAUTMAN AND ZONA OLSON, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROSA E. RODRIGUEZ, WIFE AND BENIGNO RODRIGUEZ, HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

BEING LOT NO. 238 ON THE PLAN OF THE FINAL PLAT OF PINNACLE POINT SUBDIVISION, PHASE FIVE, OF RECORD IN BOOK 8250, PAGE 842, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NEAL TRAUTMAN AND ZONA OLSON, HUSBAND AND WIFE BY WARRANTY DEED FROM FOX RIDGE HOMES, INC. AS RECORDED 10-8-98 IN BOOK 11149, PAGE 351.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
1505 MOUNT MITCHELL COURT, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17th day of March, 2017

Neal Trautman

State of ~~Tennessee~~ Florida }
County of Brevard }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Neal Trautman, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 17th day of March, 2017.

Notary Public

My commission expires: 7/17/2017

DONNA RAYMOND
MY COMMISSION EXPIRES
July 17, 2017
#FF 030912
Bonded thru Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

Zona Olson

State of ~~Tennessee~~ Florida }
County of Brevard }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Zona Olson, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 17th day of March, 2017.

Notary Public

My commission expires: 7/17/2017

DONNA RAYMOND
MY COMMISSION EXPIRES
July 17, 2017
#FF 030912
Bonded thru Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY