Davidson County DEEDWARR Recvd: 03/30/17 10:36 2 pgs Fees:13.00 Taxes:752.77 **20170330-0030985**

GRN - 1718980850

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0413

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2017

Notary Public
Commission Expires: 4-10-19

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paulo Ventura Frazillo 1608 Overcreek Court Nashville, TN 37217	Highlands Residential Mortgage, LTD 12001 N. Central Expressway, Suite #750 Dallas, TX 75243	149-12-0B-052.00-CO

WARRANTY DEED

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, I/WE,

Robert W. Davenport , a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paulo Ventura Frazillo and Stephanie Ventura, 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. 52 on the Plan of Phase 2, Forest Cove, of record in Plat Book 9700, Page(s) 976 and 977, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert W. Davenport by Warranty Deed from Craig & Walker Homes, Inc., of record in Instrument No. 20020820-0100377, Register's Office for Davidson County, Tennessee, dated April 25, 2001 and recorded on August 20, 2002.

Sherrie Davenport hereby joins in the execution of this deed to convey any and all rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1608 Overcreek Court, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of March, 2017.

Robert W Davenport

Sherrie Davenport

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert W Davenport and Sherrie Davenport** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 29th day of March, 2017.

Notary Public
My Commission Expires: 9-10-18

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Notary Seal)

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY