RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36870

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $112,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of April, 2017.

NOTARY PUBLIC

My commission expires: 10/31/2020

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christina N. Maxwell	New Owner	136100A03000CO
(NAME)	(NAME)	
2831 Lake Forest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $112,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Gustavo Rodriguez, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christina N. Maxwell, a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 11, Unit 11 on the Plan of Condominium Site Plan, Lots 11-14, 57-62, Section Three, Priest Lake Forest, of record in Plat Book 5800, Page 263, Amending Plat Book 5800, Page 161, and as established by Master Deed recorded in Book 5931, Page 645, Book 6123, Page 175 and Amendment to Master Deed recorded in Book 6124, Page 956, in Book 6199, Page 270 and in Instrument No. 200906020050792, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gustavo Rodriguez, married by deed from John A. Hedgepath IV and wife, Cheryl L. Hedgepath, dated April 20, 2006, of record in Instrument No. 20060424-0046757, said Register's Office. Said property is not the marital residence of the Grantor.

This property is __unimproved _X_improved property known as: 2831 Lake Forest Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and

BILL GARRETT, Davidson County
Trans:T20170035512 DEEDWARR
Recvd: 04/27/17 10:19 2 pgs
Fees:13.00 Taxes:414.40
20170427-0041356

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of April, 2017.

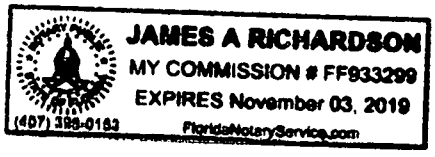
* _____
Gustavo Rodriguez

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILSON~~ Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gustavo Rodriguez, married, the herein bargainor, 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 official seal, this the 20th day of April, 2017.

* _____
Notary Public
My Commission Expires:



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122