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

Fearnley, Martin & McDonald, PLLC

BILL GARRETT, Davidson County
Trans:T20170036370 DEEDWARR
Recvd: 05/01/17 10:49 2 pgs
Fees:13.00 Taxes:647.50
20170501-0042377

This instrument prepared by & return to:

25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of April, 2017, by and between Jheriberto Garcia-Rangel and Lucia Rodriguez de Lira, husband and wife, party of the first part, and Jeremiah Rice and Stephanie Rice, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 43 on the Plan of DODSON HEIGHTS Subdivision, as of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Jheriberto Garcia-Rangel and Lucia Rodriguez de Lira by virtue of that certain Warranty Deed dated March 9, 2007, and being of record at Instrument No. 20070319-0032943 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in Plat Book 2900, Page 113 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

JHERIBERTO GARCIA RANGEL
Jheriberto Garcia-Rangel

Lucia Rodriguez De Lira
Lucia Rodriguez de Lira

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jheriberto Garcia-Rangel and Lucia Rodriguez de Lira, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Jeremiah Rice and Stephanie Rice

Tax Parcel No 08602009500

Property Address: 7001 Cortez Ct
Hermitage, TN 37076

MAIL TAX BILLS TO: Franklin American Mortgage Co.
610 Tower Circle, #600
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of April, 2017.

Notary Public

My Commission Expires: 3-3-2021

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY