BILL GARRETT, Davidson County
Trans:T20170038802 DEEDWARR
Recvd: 05/08/17 10:07 2 pgs
Fees:13.00 Taxes:980.50

20170508-0045265

WARRANTY DEED

SRN17-1317

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me this 5th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

SUSAN DUBARY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda C. Gozalez Aguirre	New Owner	
1317 Blairfield Dr.	"	
Antioch, TN 37013	"	174-11-0A-111.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY ROYER AND WIFE, JOANN ROYER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRENDA C. GONZALES AGUIRRE, A SINGLE WOMAN, AND DAVID GONZALEZ, A SINGLE MAN, AND VANESSA GONZALEZ, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 207 on the Plan of First Revision to Cane Ridge Farms, Phase One, Section Three, of record in Instrument No. 20020712-0084136, as corrected by Owner's Certificate of Correction in Instrument No. 20030210-0018021, 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 Jeffrey Royer and wife, Joann Royer by Warranty Deed from Jeffrey Michael Thorne and Shari L. Thorne, husband and wife, of record in Instrument No. 20120418-0032958, Register's Office for Davidson County, Tennessee, dated April 16, 2012 and recorded on April 18, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20020712-0084136, Instrument No. 20030210-0018021, Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20100526-0040558, Instrument No. 20010815-0088360, Instrument No. 20010816-0088852, Instrument No. 20010815-0088361, Book 4428, Page 36, Book 4428, Page 565, Book 5078, Page 476, Instrument No. 20020123-0009340, Instrument No. 20060607-0067535, Instrument No. 20020219-0020923, Instrument No. 20060607-0067535, Instrument No. 20050825-0101604, Instrument No. 20060927-0119247; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1317 Blairfield Dr., Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against 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 my/our hand(s) this 5th day of May, 2017.

Jeffrey Royer by Joann Royer attorney in fact
Jeffrey Royer by Joann Royer, Attorney-in-Fact

Joann Royer
Joann Royer

STATE OF Tennessee
COUNTY OF Davidson

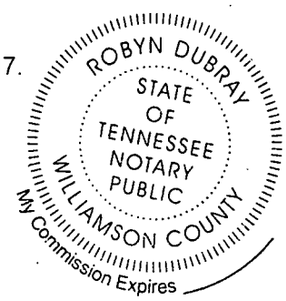
On this the 4th day of May, 2017, before me personally appeared Joann Royer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of May, 2017.

Robyn Dubray
Notary Public

My Commission Expires: 2/15/2021

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

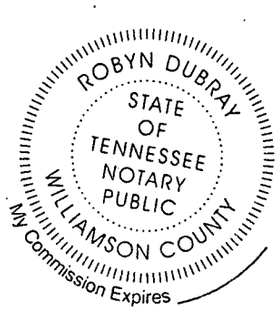
On this the 4th day of May, 2017, before me personally appeared Joann Royer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey Royer and who acknowledged she executed the same as the free act and deed of the said Jeffrey Royer.

Witness my hand and official seal, this the 4th day of May, 2017.

Robyn Dubray
Notary Public

My Commission Expires: 2/15/2021

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959