WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/17 15:50 4 pgs
Fees:23.00 Taxes:806.60
20170803-0079545

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/18
(AFFIX SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-070170

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher L. Rodriguez and Liliana Rodriguez, husband and wife	Christopher L. Rodriguez and Liliana Rodriguez, husband and wife	
(NAME) 5931 Colchester Drive	(NAME) 5931 Colchester Drive	087-05-0A-028.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighteen Thousand And No/100 Dollars ($218,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAN E. MIDGETT, II AND JEANICE A. MIDGETT BIRCH, AS TRUSTEES OF THE DEM FAMILY TRUST F/K/A THE DAN E. MIDGETT TESTAMENTARY TRUST A/K/A THE DEM FAMILY TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER L. RODRIGUEZ AND LILIANA RODRIGUEZ, 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. 28 on the Plan of Final Plat Farmingham Woods, Phase I of record in Plat Book 7900, Page 228, 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 John G. Chambless and wife, Nikki D. Chambless by Special Warranty Deed from Household Financial Center, Inc. of record in Instrument No. 20080423-0041453, Register's Office for Davidson County, Tennessee, dated April 14, 2008 and recorded on Aril 23, 2008.

Being the same property conveyed to Bank of America, N. A. by Successor Trustee's Deed from Robert S. Coleman, Jr. of record in Instrument No. 20160826-0089503, Register's Office for Davidson County,

Tennessee, dated August 25, 2016 and recorded on August 26, 2016.

Being the same property conveyed to Secretary of Housing and Urban Development by Special Warranty Deed from Bank of America, N. A. of record in Instrument No. 20161109-0118419, Register's Office for Davidson County, Tennessee, dated September 21, 2016 and recorded on November 09, 2016.

Being the same property conveyed to Dan E. Midgett, II and Jeanice A. Midgett Birch, as Trustees of the DEM Family Trust F/K/A The Dan E. Midgett Testatmentary Trust A/K/A The DEM Family Trust by Cash Deed for Tennessee from Ben Carson, The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20170328-0029981, Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 28, 2017.

unimproved ☐
This is improved ☒ property, known as 5931 Colchester Drive, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Dan E. Midgett, II and Jeanice A. Midgett Birch, as Trustees of the DEM Family Trust F/K/A The Dan E. Midgett Testamentary Trust A/K/A The DEM Family Trust this 2nd day of August, 2017.

Dan E. Midgett, II and Jeanice A. Midgett Birch, as Trustees of the DEM Family Trust F/K/A The Dan E. Midgett Testamentary Trust A/K/A The DEM Family Trust

Dan E. Midgett, II - Trustee
By: Dan E. Midgett, II, Trustee

Jeanice A. Midgett Birch, Trustee
By: Jeanice A. Midgett Birch, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DCC

On this the 2nd day of August, 2017, before me personally appeared Jeanice A. Midgett Birch, Trustee of the DEM Family Trust F/K/A The Dan E. Midgett Testamentary Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd day of August, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of August, 2017, before me personally appeared Dan E. Midgett, II, Trustee of the DEM Family Trust F/K/A The Dan E. Midgett Testamentary Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd day of August, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY