Bill Garrett Davidson County
Batch# 7053 DEEDWARR
10/03/2017 11:14:15 AM 2 pgs
Fees: $13.00 Taxes: $727.05
20171003-0101188

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $196,500.00

X Heidi J. Mariscal
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 28th day of September, 2017.

Notary Public
My Commission Expires: 2-25-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angel P. Mariscal, Jr. Heidi J. Mariscal 5828 Murphywood Crossing Antioch, TN 37013	AFR, Inc c/o Loan Care P.O. Box 37628 Philadelphia, PA 19101	164-13-0-058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Roderick D. Allen, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Angel Power Mariscal, Jr. and Heidi Jeanne Mariscal, 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. 230 on the Plan of First Revision of Asheford Crossing, Section Two of record in Book 9700, Page 171 Register's Office for said County.

Said Lot No. 230 fronts 64.41 feet on the Easterly margin of Murphywood Crossings and extends back between parallel lines 129 feet to a dead line in the rear.

Being the same property conveyed to Roderick D. Allen, unmarried by Warranty Deed from John L. Huber, Jr. and spouse, Elizabeth N. Huber, recorded on the 5th day of May, 2004 in Instrument No. 20040505-0051566, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **5828 Murphywood Crossing, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2017.

Roderick D. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Roderick D. Allen**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission expires: 2-25-20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020