RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179672

WARRANTY DEED

Bill Garrett Davidson County
Batch# 19967 **DEEDWARR**
11/01/2017 09:55:23 AM 2 pgs
Fees: $13.00 Taxes: $558.33

20171101-0111822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Modesto Espinosa 3161 Stoneybrook Circ Antioch, TN 37013	Same address as new owner	150 11 0 002.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand Nine Hundred and 00/100 Dollars ($150,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL H. WOODKE AND WIFE, BARBARA M. WOODKE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MODESTO ESPINOSA, UNMARRIED MAN,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 55 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael H. Woodke and wife, Barbara M. Woodke, by Warranty Deed from Louise D. Mosley and husband Dan C. Mosley, dated 6/29/1984, recorded 6/29/1984, of record in Book 6327, page 933, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3161 Stoneybrook Circle, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of October, 2017.

Michael H. Woodke

MICHAEL H. WOODKE

Barbara M. Woodke

BARBARA M. WOODKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael H. Woodke and wife, Barbara M. Woodke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of October, 2017.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

