Bill Garrett Davidson County
Batch# 27275 DEEDWARR
11/17/2017 10:06:25 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20171117-0118159

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
17-0333M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2017

Notary Public
Commission Expires: 3/23/21

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Francisco Fernando Esquivel-Trujillo 4649 Chutney Drive Antioch, TN 37013	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	165-14-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Paul M. Boyvin and Yazmin Ruiz Boyvin, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francisco Fernando Esquivel-Trujillo

HEREINAFTER CALLED THE GRANTEES, HIS 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. 309 on the plan of Peppertree Forest Subdivision, Section Three, of record in Plat Book 7900, Page 249, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Paul M. Boyvin and Yazmin Ruiz, as tenants in common with the right of survivorship, by Quitclaim Deed from Russell J. McCann, Trustee, and in the same instrument conveyed to Russell J. McCann, Trustee from Paul M. Boyvin, dated 6/15/10 and recorded 6/28/10 in Instrument Number 20100628-0050384; and the same property previously conveyed to Paul M. Boyvin, an unmarried man, by Warranty Deed from Xiao Xiang Zhang, married (joined by Wei Xing Guo), dated 5/14/10 and recorded 5/26/10 in Instrument Number 20100526-0040619, Register's Office for Davidson County, Tennessee. The said Paul M. Boyvin and Yazmin Ruiz are now married and known as Paul M. Boyvin and Yazmin Ruiz Boyvin, husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4649 Chutney Drive, Antioch, TN 37013.

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, his heirs and assigns forever; and we so 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of November, 2017.

Paul M. Boyvin

Yazmin Ruiz Boyvin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul M. Boyvin and Yazmin Ruiz Boyvin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 15th day of November, 2017.

Notary Public
My Commission Expires: 3/23/21

(Notary Seal)

