THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114067

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $163,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2017.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 28206 DEEDWARR
11/20/2017 01:43:23 PM 2 pgs
Fees: $13.00 Taxes: $603.10

20171120-0118965

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Enzo L. Canaca Rodriguez and Maria D. Martinez Rolon 4145 Highlander Ct Antioch, TN 37013	New Owner	Tax Parcel ID No. 119-12-0-131.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Walsh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Enzo L. Canaca Rodriguez and Maria D. Martinez Rolon, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 116, as shown on the map entitled Section Two, Battlewood, of record in Plat Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT WALSH, by deed from JOE LANE JONES, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JOYCE FAYE JONES, DECEASED AND JEFFREY DOYLE JONES, of record in Instrument No. 20170724-0074637 , dated July 21, 2017 , said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 119-12-0-131.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1835, pages 95 and 96, said Register's Office.

This is improved property located at 745 Wildview Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of November, 2017.

Robert Walsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Walsh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018