Bill Garrett Davidson County
Batch# 48306 DEEDWARR
01/17/2018 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20180117-0004752

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 12th day of January, 2018.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan Luis Rodriguez	**SWBC MORTGAGE, ISAOA/ATIMA**	**033030A10900CO**
109 Rolling Meadows #109	**213 Overlook Circle Ste A-4**	
Goodlettsville, TN 37072	**Brentwood, TN 37037**	

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 ACKNOWLEDGE, WE,

Patrick Alexander Bowler, Executor of the Estate of Kate Vanover Pass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan Luis Rodriguez, married man

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. 109, on the Final Plat of Rolling Meadows, Phase One, Section Six, a Resubdivision of Lot 7, Section One, Solitude Acres, of record in Book 7900, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kate V. Pass, by Warranty Deed from Rolling Meadows Joint Venture, dated January 18, 1994, of record in Book 9224, page 641, Register's Office for Davidson County, Tennessee. Kate V. Pass died testate on or about July 12, 2017, and by her Last Will and Testament, as probated in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 17P1327, directed that subject property be administered as part of her probate estate. Patrick Alexander Bowler has been appointed Executor of the Estate of Kate Vanover Pass, and is executing this deed in his capacity as said Executor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 7900, page 81, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 109 Rolling ~~Meadows~~ Meadows #109, Goodlettsville, TN 37072.

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 in 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.

Patrick Alexander Bowler Date: 1/11/18
Patrick Alexander Bowler, Executor

_____ Date: _____

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Patrick Alexander Bowler, Executor of the Estate of Kate Vanover Pass, the within named Grantor(s), 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, at office, this 11th day of JANUARY, 2018.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 herewith 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

