RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179979

WARRANTY DEED

Bill Garrett Davidson County
Batch# 49510 DEEDWARR
01/22/2018 09:54:35 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180122-0006213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2018.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 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
Taylor Fromholz and Danny Quishpe 5177 Roxborough Drive Hermitage, TN 37076	Same address as new owner	098 01 0 067.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($235,000.00), 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, **MARCO P. WALZ AND WIFE, AMY E. WALZ**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **TAYLOR FROMHOLZ AND DANNY QUISHPE**, husband and wife, hereinafter called the Grantee(s), her 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. 73 on the plan of Roxborough Subdivision, of record in Plat Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marco P. Walz and Amy E. Walz, husband and wife, by Warranty Deed from James Brock and wife, Marilyn K. Brock, dated 1/13/2015, recorded 1/14/2015, of record in Instrument #20150114-0003881, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5177 Roxborough Drive, Hermitage, TN 37076, 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), her 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 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of January, 2018.

Marco P Walz by Tammy D Edwards atty-in-fact
MARCO P. WALZ BY TAMMY D. EDWARDS ATTORNEY IN FACT

Amy E Walz by Tammy D Edwards atty-in-fact
AMY E. WALZ BY TAMMY D. EDWARDS ATTORNEY IN FACT

POWER OF ATTORNEY
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Tammy D. Edwards, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), as attorney-in-fact for Marco P. Walz and Amy E. Walz, the within-named bargainors, and acknowledged that she executed the same as the free act and deed of the said Marco P. Walz and Amy E. Walz.

WITNESS my hand and seal, this the 16th day of January, 2018.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 10/6/21