Bill Garrett Davidson County
Batch# 63933 DEEDWARR
03/01/2018 10:28:23 AM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20180301-0019182

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180532

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$306,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28 day of February, 2018.

Notary Public
My Commission Expires:

TONYA B. CAVERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

WARRANTY DEED

THIS INDENTURE, made this 28 day of February, 2018, among:

NUMAN HENRIQUEZ-RODRIGUEZ AND WIFE, CECILIA I. HENRIQUEZ

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

STEVEN C. DUPUY AND MONA A. DUPUY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Phase One, Addition to Indian Creek Estates, RS-10 Subdivision- Cluster Lot Option of record in Plat at Instrument No. 20060330-0035946, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Numan Henriquez-Rodriguez and wife, Cecilia I. Henriquez by Warranty deed from Lifestyle Home Builders, Inc., a Tennessee Corporation of record in Instrument No. 20061017-0128945 Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on October 17, 2006. (Value of consideration shown in aforementioned deed $239,900.00.) Being also known as 7448 Stecoah Street Antioch, Tennessee 37013.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

BOX 10-A

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Numan Henriquez-Rodriguez

Cecilia I. Henriquez

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Numan Henriquez-Rodriguez and Cecilia I. Henriquez, the within named bargainor(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 and official seal this 28 day of February, 2018.

Notary Public
My Commission Expires: 09-08-21

MARLEN SANTANA PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2021

Owner Name & Property Address:

Name: Steven C. DuPuy and Mona A. DuPuy
Address: 7448 Stecoah Street
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Reliant Bank
Address: 105 Continental Pl., Suite 300
City, State, Zip: Brentwood, TN 37027

Tax ID: 181-03-0A-276.00-CO