This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

Bill Garrett Davidson County
Batch# 70420 DEEDWARR
03/19/2018 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20180319-0025402

The actual consideration or value, whichever is greater for this transfer is: $ 232,000.00

Affiant Signature

Subscribed and sworn to before me on this the 16th day of March, 2018

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Noe Doniz Morales
Rochelle L. Doniz
8192 Ramstone Way
Antioch, TN 37013-3945
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 182060A12600CO

WARRANTY DEED

18NT00126

Effective the 16th day of March, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JUSTIN GILLESPIE, A SINGLE MAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

NOE DONIZ MORALES AND ROCHELLE L. DONIZ, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Old Hickory Hills, Section I, Phase II of record in Instrument No. 20150730-0075361, 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 Justin Gillespie, a single man, by Warranty Deed from Diana J. Vraney, dated 12/11/2015 and recorded 12/21/2015 as Document Number 20151221-0128191, Register's Office for Davidson County, TN.

Being the same property conveyed to Diana J. Vraney by Special Warranty Deed from U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 of record in Instrument No. 20150730-0075361 Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on July 30, 2015.

This is an improved property commonly known as 8192 Ramstone Way, 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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 16th day of March, 2018

Justin Gillespie

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Justin Gillespie, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 16th day of March, 2018

Notary Public

My commission expires: 3.10.19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Natalie Davenport**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Natalie Davenport

Signature

State of Tennessee

County of Rutherford

Personally, appeared before me, **Tammy McCauley**, a notary public for this county and state, **Natalie Davenport** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tammy McCauley

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN

201803190025402