Bill Garrett Davidson County
Batch# 111920 DEEDWARR
07/03/2018 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20180703-0064305

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

COUNTY OF SUMNER
CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC

Affiant

Subscribed and sworn to before me, this 25th day of June, 2018.

Notary Public
My commission expires: 11/5/2019

13-1805-133107

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Abraham O. Ortiz Rocha 304 Windsor Green Court Antioch TN 37013	Abraham O. Ortiz Rocha 304 Windsor Green Court Antioch, TN 37013	150-04-0-052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William B. Whitt and wife, Barbara J. Whitt, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Abraham O. Ortiz Rocha and Trisha Elaine Thacker, husband and wife**, hereinafter called the Grantees, their successors 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. 551, on the Plan of Section One-B, Kensington of Priest Lake, of record in Book 6250, Page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William B. Whitt and wife, Barbara J. Whitt by deed from Gregory David Grabher and wife, Tonya M. Gragher and Foster B. Deweese, dated June 27, 2001, recorded July 5, 2001, of record in Instrument No. 20010705-0072033, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 304 Windsor Green Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 25th day of June, 2018.

William B. Whitt

Barbara J. Whitt

STATE OF ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William B. Whitt and Barbara J. Whitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Huntsville, Alabama (state), this 25th day of June, 2018.

Johnna A. Miller
Notary Public

My Commission expires: May 26, 2021

JOHNNA A. MILLER NOTARY PUBLIC ALABAMA STATE AT LARGE

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212