Karen Y Johnson Davidson County Batch# 161599 DEEDWARR 11/16/2018 09:24:30 AM 3 pgs Fees: $18.00 Taxes: $1,498.50 20181116-0112933	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$405,000.00**. Affiant Subscribed and sworn to before me, this the 13th day of November, 2018. Notary Public My commission expires: 8/11/20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 08-11-2020

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy J. Futch	**NEW OWNER**	**127-13-0-013.00**
8445 Merrymount Drive		
Nashville, TN 37221		

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 ACKNOWLEDGED, WE,

ROBERT C. RODRIGUEZ AND BAMBI R. BANDARRA, TRUSTEES OF THE ROBERT & ELAINE RODRIGUEZ FAMILY TRUST, U/A/D FEBRUARY 16, 2000, AND THE SUCCESSOR TRUSTEES OF SAID TRUST

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

Timothy J. Futch and Ann S. Futch, husband and wife

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(s) 30, as shown on the map entitled Merrymount Acres, Section 3, of record in Plat Book 4175, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT C. RODRIGUEZ AND M. ELAINE RODRIGUEZ, TRUSTEES OF THE ROBERT & ELAINE RODRIGUEZ FAMILY TRUST, U/A/D FEBRUARY 16, 2000, AND THE SUCCESSOR TRUSTEES OF SAID TRUST, by deed from ARA K. MAYO, UNMARRIED, of record in Instrument No. 20150511-0042938, dated May 5, 2015, said Register's Office, as corrected by Scrivener's Affidavit of record in Instrument No. _____20181116011293 2_____ , dated November 8, 2018, said Register's Office. Mabel Elaine Rodriguez, being one and the same as M. Elaine Rodriguez, having since died on March 3, 2018, leaving ROBERT C. RODRIGUEZ as TRUSTEE and BAMBI R. BANDARRA, as SUCCESSOR TRUSTEE of the ROBERT & ELAINE RODRIGUEZ FAMILY TRUST, U/A/D FEBRUARY 16, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (___) property known as **8445 Merrymount Drive, Nashville, TN 37221**.

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 Grantors do covenant with said Grantees that Grantors 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.

Witness my/our hand(s) this 13th day of November, 2018.

Robert C. Rodriguez, trustee

Robert C. Rodriguez, Trustee

Bambi R. Bandarra, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert C. Rodriguez**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Robert C. Rodriguez** as such Trustee.

Witness my hand, at office, this 13th day of November, 2018.

GREGORY S PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10-5-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Bambi R. Bandarra**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Bambi R. Bandarra** as such Trustee.

Witness my hand, at office, this 13th day of November, 2018.

GREGORY S PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10-3-2020

True Copy Certification

I, Nicki Rushing, 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 WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Nicki Rushing, 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: 8/11/2020

{Notary' Seal}

