Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
16-1247HV

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of January, 2019

Notary Public

Commission Expires: 9-22-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rocio Troche and Benjamin Vazquez 97 Sarver Avenue Madison, TN 37115	NEW OWNER	043-01-0-265.00

WARRANTY DEED

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, I/WE,

Kimberlee Trainer and Donald Trainer, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rocio Troche, unmarried and Benjamin Vazquez, unmarried, as joint tenants with rights of survivorship

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 No. 1 on the plan of Final Plat, Sarver Divide, of record in Instrument No. 20080909-0092202, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING PART of the same property conveyed to Donald D. Trainer and Kimberlee A. Trainer, husband and wife, by Quitclaim Deed from Donald D. Trainer, dated 5/31/02 and recorded 6/21/02 in Instrument No. 20020621-0075004; and being part of the same property previously conveyed to Donald D. Trainer, unmarried, by Warranty Deed from Naomi Coleman, a widow, dated 10/12/95 and recorded 10/20/95 in Book 9833, Page 598, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 97 Sarver Avenue, Madison, TN 37115

Karen Johnson Davidson County
Batch# 189420 **DEEDWARR**
01/29/2019 12:49:23 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20190129-0008512

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 we so covenant with the 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, 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of January, 2019.

Kimberlee Trainer

Donald Trainer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberlee Trainer and Donald Trainer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of January, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

