STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00.

Affiant

Karen Johnson Davidson County
Batch# 210659 DEEDWARR
03/28/2019 09:27:07 AM 2 pgs
Fees: $13.00 Taxes: $4,717.50
20190328-0027955

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. G19-4634

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-20-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jose Marrero and Diana Rey-Marrero (NAME)	JPMorgan Chase Bank (NAME)	159-00-0-260.00
2 Agincourt Way (STREET ADDRESS)	700 Kansas Ln (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Monroe, LA 71203 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Steven S. Tarquine and Amy L. Tarquine, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Marrero and Diana Rey-Marrero, 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 No. 7 on the Plan of Final Plat Agincourt Subdivision Revision One of record in Plat at Instrument No. 20070315-0031515, 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 Steven S. Tarquine and wife, Amy L. Tarquine by Warranty Deed from Terry W. Smith, married, recorded on the 23rd day of April, 2014 in Instrument No. 20140423-0034126, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, AGINCOURT SUBDIVISION, REVISION ONE, as recorded in Instrument No. 20040421-0044905, revised at Instrument No. 20070315-0031515 .

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040504-0050539, amended at Instrument No. 20070103-0001271.

4. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 2 Agincourt Way, Brentwood, TN 37027.

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 do 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. Whenever 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 26th day of March, 2019.

Steven S. Tarquine

Amy L. Tarquine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2019, before me personally appeared Steven S. Tarquine and Amy L. Tarquine, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of March, 2019.

Notary Signature
My commission expires: 6/[illegible]/19

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires