WARRANTY DEED

Karen Johnson Davidson County
Batch# 375203 **DEEDWARR**
03/20/2020 09:17:52 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20200320-0030721

W-SB-BR-20-4305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2020.

MY COMMISSION EXPIRES: 5/10/2022

DANIEL L. WISE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Robert Niebel and Esther Elizabeth Niebel	**InterLinc Mortgage Services, LLC**	
(NAME)	(NAME)	
4305 Falling Leaf Lane	**5875 N. Sam Houston Pkwy W., Ste 300**	**032-13-0-056.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Houston, TX 77086**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHEL ANTONIO MAZA AND KAYLA MAZA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN ROBERT NIEBEL AND ESTHER ELIZABETH NIEBEL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 on the Plan of TimberTrail Subdivision, Section Four of record in Plat Book 5200, Page 634, 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 Johel Antonie Maza and Amie J. Maza, husband and wife, as Tenants by the entirety by Warranty Deed from Troy Duane Gray and wife, Eva Estrada Gray of record in Instrument No. 20150430-0038715 Register's Office for Davidson County, Tennessee, dated April 20, 2015 and recorded on April 30, 2015.

The said Johel Antonie Maza is one in the same as Johel Antonio Maza.

Being the same property conveyed to Johel Antonio Maza and Kayla Maza, husband and wife, by Quitclaim Deed from Johel Antonio Maza, married and Amie Norris, married of record in Instrument No. 20200320-0030720 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 634, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6515, Page 1, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 6089, Page 689, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance as to Water and Sewage of record in Book 6846, Page 533 and 578, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4305 Falling Leaf Lane, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF MARCH, 2020.

Johel Antonio Maza

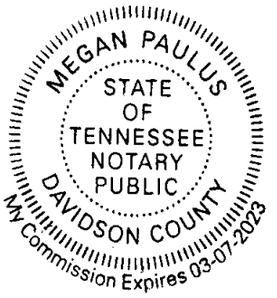
Kayla Maza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHEL ANTONIO MAZA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

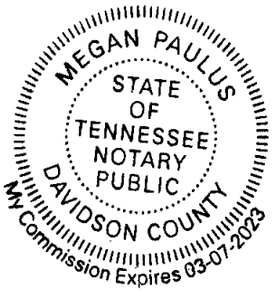


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAYLA MAZA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212