File No. 250500938

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/05 10:11 2 pgs
Fees:13.00 Taxes:665.63

20050608-0065387

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elena Rivas	Elena Rivas	118-05-0-205.00
(NAME) 195 Flying Cloud Isle	(NAME) 195 Flying Cloud Isle	
(ADDRESS) Foster City, California 94404	(ADDRESS) Foster City, California 94404	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Russel J. Rice and wife, Janice Rice** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elena Rivas and Maria Calderon**, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 2, on the Plan of The Morriswood Subdivision, as shown by plat appearing of record in Plat Book 4660, Page 89, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Russell J. Rice and wife, Janice Rice and son, Russell J. Rice by Warranty Deed dated August 8, 2001 of record in Instrument No. 20010815-0088183, and being the same property further conveyed to Russell J. Rice and wife, Janice Rice by Quitclaim Deed dated July 24, 2003 of record in Instrument No. 20030728-0105014, Register's Office for Davidson County, Tennessee.

All matters shown on plat of record in Plat Book 4660, Page 89, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3108 Lealand Lane, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/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), his/her/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 31st day of May, 2005.

Russell J. Rice

Janice Rice

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Witness my hand at office this 31st day of May, 2005.

Commission expires:

Notary Public

On this 31st day of May, 2005, before me personally appeared Russell J. Rice and wife Janice Rice, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. Witness my hand and seal this 31st day of May, 2005.

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 25, 2006

Notary Public

My commission expires:

File Number: 250500938

RETURN TO:

Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064