TT

File No. 250800437

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00

Alfredo Arias Grantee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 12-18-05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 08/23/05 11:51 2 pgs
Fees:13.00 Taxes:358.53
20050823-0100309

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo G. Arias	Alfredo G. Arias	Map & Parcel 149-05-0-182.00
(NAME) 4609 Long Branch	(NAME) 4609 Long Branch	
(ADDRESS) Antioch, TN 37013-2732	(ADDRESS) Antioch, TN 37013-2732	
(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, We, **Maple Sue Cargill and Melissa Ann Gentry**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alfredo G. Arias, a single man**, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 19, Section Eight, TERRAGON TRAILS, as shown by plat of record in Plat Book 5200, Page 41, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maple Sue Cargill (f/k/a Maple Sue Moody) and Melissa Ann Gentry (f/k/a Melissa Ann Moody) by deed from Mark W. Bates and wife, May Angela Bates of record in Deed Book 6671, page 978 and by QuitClaim deed from Donald Ray Cargill of record in Instrument Number 20030514-0065708, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5273, page 656, Register's Office for said County.

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 4609 Long Branch, Antioch, TN 37013-2732
(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 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 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 19th day of August, 2005.

Maple Sue Cargill
Maple Sue Cargill

Melissa Ann Gentry by
Melissa Ann Gentry
Maple Sue Cargill Atty-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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

Witness my hand and Official seal this 19th day of August 2005

My Commission Expires: 12/18/05

Notary Public

STATE OF Tennessee
COUNTY OF Rutherford

On this the 19th day of August, 2005, before me personally appeared Maple Sue Cargill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melissa Ann Gentry, and who acknowledged that Maple Sue Cargill executed the same as the free act and deed of the said Melissa Ann Gentry by virtue of that Power of Attorney, duly executed by the said Melissa Ann Gentry and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 19th day of August, 2005.

My Commission Expires: 12/18/05

Notary Public

File Number: 250800437

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167