WARRANTY DEED

File Box 30

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,097.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yoel L. Oliveros-Olivares et ux	Countrywide Home Loans, Inc.	Map 120-5
(NAME)	(NAME)	
411 McDonald Drive	3011 Armory Drive, Ste. 120	
(ADDRESS)	(ADDRESS)	Parcel 115
Nashville, TN 37211	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Dean H. Lineberry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yoel L. Oliveros-Olivares and Jenys Sicilia-Arias, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 411 McDonald Drive, Nashville, TN 37211
(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 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. 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 hand this 11th day of May, 2006.

Dean H. Lineberry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Dean H. Lineberry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 11th day of May, 2006.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 05/16/06 08:38 2 pgs
Fees:13.00 Taxes:533.16

20060516-0057072

EXHIBIT A

Being Lot No. 433 on the Plan of Glengarry Park, Section Four, as shown of record in Book 2900, Page 72, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew J. Lineberry and wife, Dean H. Lineberry by deed from James Edwin Cashwell and wife, Lilo W. Cashwell filed of record in Book 4238, Page 618, and further conveyed to Dean H. Lineberry by deed from Andrew J. Lineberry filed of record in Book 9153, Page 218, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plan of record in Book 2900, Page 72, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants as shown of record in Book 3031, Page 42, Register's Office of Davidson County, Tennessee.