This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 04/01/08 13:06 2 pgs
Fees:13.00 Taxes:662.30
20080401-0032548

McCann & Hubbard
1004 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

File No.: **07-2038**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **James E Carden, III and Kara M Carden, husband and wife, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Cesar J. Cubias Ayala, an unmarried individual, and Elsa P Moreno, an unmarried individual ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 21, PHASE ONE, QUIET CREEK, as shown on plat of record in Instrument No. 20020628-0078282, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James E. Carden III and Kara M. Carden, Husband and Wife by Warranty Deed from Capitol Homes Inc., recorded on the 4th day of November, 2002 in Instrument No. 20021104-0135180, in the Register's Office of Davidson County, Tennessee. Said Deed erroneously referred to the grantor, as James F. Carden III, the grantors name should have read James E. Carden, III.

This conveyance is made 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.

Parcel ID # **148080A02100CO**
☒ Improved OR
☐ Unimproved property located at: **912 Aldwych Court, Nashville, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **21st** day of **March, 2008.**

James E Carden III
James E Carden, III

Kara M Carden
Kara M Carden

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James E Carden, III and Kara M Carden** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **21st** day of **March, 2008**

Tara R. Kelley
Notary Public

My Commission Expires:
3/7/2011

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$179,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **21st** day of **March, 2008.**

Notary Public

My Commission Expires: 3/7/2011

TARA R. KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

New Owner's Name: **Cesar J. Cubias Ayala and Elsa P Moreno**

and Address: **912 Aldwych Court, Nashville, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New owner