WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/08 08:49 2 pgs
Fees:13.00 Taxes:1250.60
20080829-0088696

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/17/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 401, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Perala	Regions Bank d/b/a Regions Mortgage	142-16F-006.00CO
(NAME)	(NAME)	
2580 Devon Valley Dr.	P.O. Box 2153/Department 2520	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35287	
(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;

Hector Caballero and wife, Volha Caballero,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey L. Perala, an unmarried man, and Gary L. Hartsfield, an unmarried man, as joint tenants with right of survivorship,

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:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Resubdivision of Lots 58 and 59, Devon Valley, Phase Two, of record in Instrument No. 20010831-0094801, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hector Caballero and Volha Caballero by Deed from Jack A. Elisar, Jr. and wife, Kristie A. Elisar dated October 25, 2004, of record in Instrument Number 20041102-0132003, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2580 Devon Valley Dr., Nashville, TN 37221
(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 our hands this 28th day of August, 2008.

Hector Caballero

Volha Caballero

STATE OF ALABAMA
COUNTY OF Tuscaloosa

I hereby certify that on this 28th day of August, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Hector Caballero and Volha Caballero, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Tuscaloosa Alabama this 28th day of August, 2008.

Commission expires:

Shirley J. Lipscomb
Notary Public

MY COMMISSION EXPIRES MAY 22, 2010

SHIRLEY J. LIPSCOMB NOTARY PUBLIC STATE OF ALABAMA AT LARGE