WARRANTY DEED

File Number: 70625

Davidson County DEEDWARR
Recvd: 01/02/09 09:54 3 pgs
Fees:18.00 Taxes:762.20
20090102-0000112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anibal Mierez Arevalo	Fifth Third Mortgage Company	172-12-0-A-035.00
(NAME)	(NAME)	
709 Bradford Hills Cove	10710 Sikes Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Charlotte, NC 28277	
(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, Miguel Galo Cerna and Yolanda Castellon Galo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anibal Mierez Arevalo and Patricia Galo Castellon, 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:

709 Bradford Hills Cove, Nashville, TN 37211 **Map 172-12-0-A Parcel 035.00-CO**

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section One Bradford Hills, as of record in Plat Book 7900, Page 110-112, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Miguel Angel Galo Cerna and wife, Yolanda Castellon Galo by Warranty Deed from Jacquelyn L. Dever, unmarried, recorded on June 6, 2006 in Instrument No. 20060606-0066624, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 709 Bradford Hills Cove, 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 our hands this 19th day of December, 2008.

Miguel Galo Cerna

Yolanda Castellon Galo

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miguel Galo Cerna and Yolanda Castellon Galo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Miguel Galo Cerna and Yolanda Castellon Galo executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2008.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Rachel L. Bell

Notary Public

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FLORENCE KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Florence King
Notary Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012