BOX 13
15593

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $96,000.00

Mindy Kelchner
Affiant

Subscribed and sworn to before me, this 5th day of April, 2010.

LaTrece McAdoo
Notary Public
My commission expires: My Comm. Exp. 3/3/2014

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

04-1002-53680

Address of New Owner:	Send Tax Bills to:	Tax Information
Roberto Casanas Calderin	PrimeLending	148-08-0-110.00
4533 Xavier Drive	18111 Preston Road, Suite 900	
Antioch TN	Dallas, TX 75252	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James E. Miller and wife, Rebecca A. Miller, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roberto Casanas Calderin and wife, Marlen Nunez Cruz, hereinafter called the Grantees, their successors 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. 86, on the Plan of Section Two, Oakwood Terrace, of record in Book 4460, Pages 118 and 119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Miller and wife, Rebecca A. Miller by deed from William S. Tucker, Jr., dated June 22, 1984, recorded June 28, 1984, of record in Book 6326, Page 367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4533 Xavier Drive, Antioch, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100023302 DEEDWARR
Recvd: 04/20/10 10:48 2 pgs
Fees:13.00 Taxes:355.20
20100420-0029689

WITNESS my hand this 5th day of April, 2010.

James E. Miller

Rebecca A. Miller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Miller and Rebecca A. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 5th day of April, 2010.

~~Notary Public~~
State of Tennessee at Large

My Commission expires ~~11/24/10~~ 8-20-13

