Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin. TN 37067

NEW OWNER:

Jose O. Moya and Maria G. Alamilla Guzman
608 Cottonwood Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

Map 096
Group 10-0
Parcel 10.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 11-0359

BILL GARRETT, Davidson County
Trans:T20110053583 DEEDWARR
Recvd: 08/30/11 13:47 2 pgs
Fees:13.00 Taxes:299.70
20110830-0067200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty One Thousand and 00/100 Dollars ($81,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SUSANNE DODSON-ANDERSON f/k/a SUSANNE Y. RISNER** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOSE O. MOYA and wife, MARIA G. ALAMILLA GUZMAN,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

BEING Lot No. 83, on the plan of Cloverhill Subdivision, Section II, of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 83 fronts 70 feet on the northerly side of Cottonwood Drive and extends back between lines 159.9 feet on the easterly line and 157,4 feet on the westerly line to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Susanne Y. Risner, unmarried by Warranty Deed from Thomas Brittain Tanner, III and wife, Billie Carol Tanner dated January 28, 1998 and of record in Record Book 10775, Page 187, Register's Office for Davidson County, Tennessee.

Susanne Y. Risner is one in the same as Susanne Dodson-Anderson for the purposes contained herein.

This is IMPROVED property known as 608 Cottonwood Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of August, 2011.

SUSANNE DODSON-ANDERSON

CARL ANDERSON, joining in this conveyance
For the sole purposes of conveying his
Marital interest within the subject property

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SUSANNE DODSON-ANDERSON and CARL ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 26th day of August, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$81,000.00**.

AFFIANT

Sworn to and subscribed to before me this 26 day of August, 2011.

NOTARY PUBLIC

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

My commission expires: July 25, 2012