WARRANTY DEED

G-ZR-11-5944

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/2/15
(AFFIX SEAL)

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Gonzales II	Wells Fargo Bank, N.A.	
5944 Port Yakima Court	(NAME) 2801 - 4th Avenue South	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Minneapolis, MN 55408	97-4-47.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we M. JAY RICE AND WIFE, LEE ANN RICE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUAN GONZALES II, MARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 89, LAKE PARK, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGES 134 AND 135, 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 M. JAY RICE AND WIFE, LEE ANN RICE BY WARRANTY DEED FROM EDGAR THOMAS SPARKS, III AND WIFE, JANET WRIGHT SPARKS, RECORDED ON THE 2ND DAY OF SEPTEMBER, 1994 IN DEED BOOK 9455, PAGE 465, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4175, PAGE 134 AND 135; RESTRICTIVE COVENANTS OF RECORD IN BOOK 4429, PAGE 577 AND BOOK 4516, PAGE 751 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5944 Port Yakima Court, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120008612 DEEDWARR
Recvd: 02/03/12 15:19 2 pgs
Fees:13.00 Taxes:545.75
20120203-0010157

Witness my/our hand(s) this 16th day of December, 2011.

M. Jay Rice

M. Jay Rice

Lee Ann Rice

Lee Ann Rice

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Jay Rice and Lee Ann Rice, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

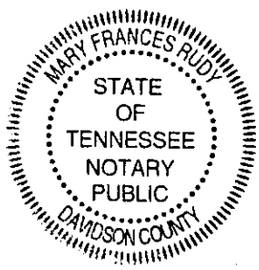
Witness my hand and official seal, this the 16th day of December, 2011.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903