WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2012.

Notary Public: Tracey Perry

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gabriel Torres-Rayas	Primary Residential Mortgage	Parcel ID:
2605 Sailboat Ct.	4750 West Wiley Post Way	13516003300
Nashville, TN 37217	Salt Lake City, UT 84116	

FOR AND IN 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

Shawn M. McCool and wife, Danielle Marie McCool

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gabriel Torres-Rayas, a married man

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:

BEING Lot No. 565, on the Plan of Edge-O-Lake Estates, Section 13, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Shawn M. McCool by deed from Sandra J. Holtzclaw and Robert L. Herbert, of record in Instrument 20050413-0041266, dated February 18, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4268, Page 302, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 33, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2605 Sailboat Ct., Nashville, TN 37217

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 29th day of February, 2012.

Shawn M. McCool

Danielle Marie McCool

BILL GARRETT, Davidson County
Trans:T20120021076 DEEDWARR
Recvd: 03/23/12 08:59 2 pgs
Fees:13.00 Taxes:384.80
20120323-0024710

COUNTRY of Holland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawn M. McCool and Danielle Marie McCool, 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 at this 29th day of February, 2012.

My Commission Expires: _____

Notary Public

J.L. Linthorst
Subst. Not.
E. van Leusden

Gezien voor de legalisatie van de handtekening van:
Seen for legalization of the signature of: Shawn Michael McCool and Danielle Marie McCool
Vu pour légalisation de la signature de:
Es wird hiermit beglaubigt dass die Unterschrift von:
Visto para La Legalizacion de la Firma de:

door mij, notaris, op:
by me, civil-law notary, on this: 29th of February 2012.
par moi-même, notaire, aujourd'hui le:
von dem unterzeichneten Notar anerkannt ist, heute den:
por mi, Notario Publico, hoy el:

Ellen van Leusden
Notaris in Utrecht

J.L. Linthorst.
notary - substitute.