This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20120029243 DEEDWARR
Recvd: 04/23/12 09:31 2 pgs
Fees:13.00 Taxes:534.65
20120423-0034216

**ADDRESS NEW OWNER:**
**Osvaldo Villega. Soto**
**6532 Arvington Way**
**Antioch, TN 37013**

**SEND TAX BILLS TO:**
**Access National Mortgage**
**1800 Robert Fulton Dr.**
**Reston, VA 20191**

**Map & Parcel No. 151.09-0A-123.00 CO**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Diana K. McCarty and husband, Bernard C. McCarty,** hereinafter called the **Grantors**, do hereby convey unto **Osvaldo Villegas Soto and Brenda Soto, husband and wife ,** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

**Being Lot No. 123, Section 1, Long Hunter Chase, a Planned Unit Development Book 7900, Page 829-831, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to Diana K. McCarty and husband, Bernard C. McCarty on May 22, 1998 by Warranty Deed of record in Book 10961, Page 341, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.**

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

**This is improved property known as: 6532 Arvington Way, Antioch, TN 37013**

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

**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, Grantee's heirs or assigns, forever.

**GRANTOR(s) COVENANT(s)** with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR(s) FURTHER COVENANT(s)** and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, I/We have hereunto set my/our hand(s) and seal(s) this 16th day of April, 2012.

Diana K. McCarty

Bernard C. McCarty

**STATE OF Tennessee**
**County of Rutherford**

BEFORE ME, the undersigned authority, on this day personally appeared Diana K. McCarty and Bernard C. McCarty known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 16th day of April, 2012.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 6/18/12

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**STATE OF Tennessee**
**COUNTY OF Rutherford**
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $144,500.00.

Affiant

Sworn and subscribed before me on April 16, 2012.

Notary Public

My Commission Expires :

DAVID R.A. ROETGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-21-2013