BILL GARRETT, Davidson County
Trans:T20120036112 DEEDWARR
Recvd: 05/16/12 15:02 2 pgs
Fees:13.00 Taxes:1054.50
20120516-0042484

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $286,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 15th day of May, 2012.

Notary Public

My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rufus Alldredge Dylan Alldredge	New Owners	
3617 Rainbow Place		118-14-0-171.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RACHEL HAYES FKA RACHEL ENRIQUEZ, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUFUS ALLDREDGE, MARRIED AND DYLAN ALLDREDGE, UNMARRIED, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 the southerly part of Lot No. 30 and the northerly part of Lot No. 31 on the Plan of Marengo Park, Section C, of record in Plat Book 1130, Page 21, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swann, Surveyor, dated October 23, 1965, as follows:

Being an iron pin in the westerly margin of Rainbow Road, at a point 37 feet, 4 and 1/2 inches north of the common corner of Lots 30 and 31 on said plan; thence with the margin of said road, southerly 73 feet, 1 and 1/2 inches to a spike, thence westerly 224 feet, more or les to an iron pin, said pin being located 28 feet, 11 and 1/2 inches southerly from the common rear corner of Lots 30 and 31; thence northerly with the westerly line of Lots 30 and 31, 61 feet, 3 and 1/2 inches to a post; thence easterly 222 feet, 2 inches, more or less, to the points of beginning.

Being the same property conveyed to Rachel Enriquez and husband, Javier Enriquez by Warranty Deed from Carolyn H. Proctor, now known as Carolyn H. Proctor Cobb, recorded as Instrument No. 20050726-0086458, in the Register's Office for Davidson County, Tennessee, dated July 21, 2005.

Said property being further conveyed by Javier Enriquez to Rachel Enriquez by Quitclaim Deed recorded as Instrument No. 20060724-0089112, in the Register's Office for Davidson County, Tennessee, dated May 10, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3617 Rainbow Place, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2012.

Rachel Hayes FKA Rachel Enriquez

Rachel Hayes FKA Rachel Enriquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel Hayes FKA Rachel Enriquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2012.

S. T. M.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013