BILL GARRETT, Davidson County
Trans:T20120062987 DEEDWARR
Recvd: 08/23/12 08:31 2 pgs
Fees:13.00 Taxes:1050.80

20120823-0075719

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 284,000.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2012.

Notary Public

My commission expires: 01/07/2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NEIL MORHOLT	Farmington Financial Group	**0511002000**
1501 LEWIS ROAD	2002 Richard Jones Road, 300A	
MADISON, TN 37115	Nashville, TN 37215	

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 ACKNOWLEDGE, WE,

DAVID RIJOS AND WIFE, TERRI RIJOS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NEIL MORHOLT, a single person

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:

LAND in Davidson County, Tennessee, Being Lot No. 14 on the Map of E. E. Russell's Subdivision of Lots of the Herbert Anderson Tract, as of record in Book 421, Page 37, Register's Office for Davidson County, Tennessee, described according to a survey by L. D. Justice, Surveyor, dated July 8, 1947, as follows:

BEGINNING on the Northerly margin of Lewis Road at the corner of Lots Nos. 14 and 15; thence with the line between said lots, Northwardly 200 feet; thence Eastwardly 100 feet; thence Southwardly 200 feet to the Northerly margin of Lewis Road; thence with the same Westwardly 100 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO DAVID RIJOS AND WIFE, TERRI RIJOS BY WARRANTY DEED FROM ROBERT G STAVER AND WIFE, DEBORAH P STAVER DATED 08/29/05 AND RECORDED ON 09/01/05 IN INSTRUMENT NO. 20050901-0105206, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 421, Page 37, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1501 LEWIS ROAD, MADISON, TN 37115.

seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 17th day of August, 2012.

DAVID RIJOS

TERRI RIJOS

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Volusia

Personally appeared before me, a Notary Public of said County and State, DAVID RIOS AND TERRI RIJOS, the within named Grantors, 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, at office, this 17th day of August, 2012.

STEPHANIE A NICKOLOFF
MY COMMISSION # EE043330
EXPIRES November 18, 2014
(407) 398-0153 FloridaNotaryService.com

Notary Public

My Commission Expires:_____