STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 09/19/12 14:37 3 pgs
Fees:18.00 Taxes:436.60
20120919-0085235

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

9/18/12
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 2012.

Notary Public
MY COMMISSION EXPIRES: 5/23/16
File No. G12-4882D

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luis Enrique Santos Stanley and Dania Villanueva, husband and wife (NAME)	New Owner (NAME)	149-10-0-1.00
5009 Pebble Creek Drive (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Carolyn M. Caldwell, Trustee of The Robert E. Caldwell and Carolyn M. Caldwell Revocable Living Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis Enrique Santos Stanley and Dania Villanueva, husband and wife,** 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. 59 on the plan of SECTION 5-B, PEBBLE CREEK, as shown by plat of record in Plat Book 5210, Page 310, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to The Robert E. Caldwell and Carolyn M. Caldwell Revocable Living Trust from Robert E. Caldwell and wife, Carolyn M. Caldwell, by Quit Claim Deed dated September 3, 1996, in Book 10199, Page 690, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 5652, page 375, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5210, page 310, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5009 Pebble Creek Drive, Antioch, TN 37013.

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. Whenever 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 18th day of September, 2012.

THE ROBERT E. CALDWELL AND CAROLYN M. CALDWELL REVOCABLE LIVING TRUST

By: Carolyn M. Caldwell
Carolyn M. Caldwell, Trustee

September 18, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carolyn M. Caldwell, Trustee for The Robert E. Caldwell and Carolyn M. Caldwell Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of September, 2012.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES: 9-22-14

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY