WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120094911 DEEDWARR
Recvd: 12/12/12 09:47 2 pgs
Fees:13.00 Taxes:166.50

20121212-0114368

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOEL MORALES AND WIFE, SAIRA B. CAZAREZ	SAME AS NEW OWNERS	063000290.00
(NAME)	(NAME)	
1107 Waggoner Court West		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214 , TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Carl Casler, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL MORALES AND WIFE, SAIRA B. CAZAREZ, 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 Tract No. 1 of the Carl Casler Property, a plat of which is of record as Instrument No. 20121129-0109543 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being a part of the same property conveyed to Carl Casler by Warranty Deed from John A. Dordal, unmarried, which deed is dated October 21, 2011 and recorded as Instrument No. 20111025-0082830 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAT OF CARL CASLER PROPERTY, OF RECORD AS INSTRUMENT NO. 20121129-0109543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENTS TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 7209, PAGE 710 AND BOOK 7267, PAGE 50, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO THE RIGHT-OF-WAY OF NEELYS BEND ROAD.

unimproved ☑

This is improved ☐ property, known as 1430 Neelys Bend Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 11th day of December, 2012.

Carl Casler

File No.: 2012-0602
GRE TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11th day of December, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl Casler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

