NEW OWNER:

ISMAEL CASTANAZA-VARGAS
720 CHERYL AVENUE
MADISON, TN 37115

SEND TAX BILLS TO:

WNC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
1006 MARSHALL
HENDERSONVILLE, TN 37075

Map 052
Group 020-0
Parcel 146.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 12-0992

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130000733 DEEDWARR
Recvd: 01/03/13 13:36 3 pgs
Fees:18.00 Taxes:340.40
20130103-0000866

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Two Thousand and 00/100 Dollars ($92,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WNC, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ISMAEL CASTANAZA-VARGAS,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Tract I:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 21, Block "B", on the Revised Map of Rainbow Terrace Subdivision, as shown on the plat of the same of record in Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 21 fronts 50 feet on the southerly side of Cheryl Avenue, formerly Avondale Avenue and runs back between parallel lines 145 feet to a dead line.

Tract II:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 20, Block "B", on the Map of Rainbow Terrace Subdivision, as shown on the plat of the same of record in Book 843, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat

specific reference is hereby made for a more particular description of said property and shown on a Revised Map of a part of said Subdivision, made April 27, 1946, by Lewis D. Justice, Surveyor, not of record.

Being the same property conveyed to WNC, LLC by Quitclaim Deed and Affidavit of Heirship from Connie E. Dutton, Robert Wayne Dutton and Nancy G. Donaldson, dated October 18, 2012, and of record in Instrument No. 20121011-0093409, Register's Office for DAVIDSON County, Tennessee. Further reference is made to Affidavit of Heirship recorded in Instrument No. 20130103-0000865, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **720 CHERYL AVENUE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 1130, Page 85, and Book 843, page 9, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the year 2013 shall be paid by Grantee.

This property is being sold "AS IS, WHERE IS", with no warranties.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of December, 2012.

WNC, LLC

By: Connie E. Dutton, Member
Connie E. Dutton, Member

By: Robert Wayne Dutton
Robert Wayne Dutton, Member

By: Nancy G. Donaldson, Member
Nancy G. Donaldson, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CONNIE E. DUTTON, ROBERT WAYNE DUTTON, and NANCY G. DONALDSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are **Members** of **WNC, LLC,** the within-named bargainor, and as such authorized members, being given the authority to so do, executed the within instrument on behalf of the company by signing their names as such authorized members.

WITNESS my hand and official seal at office, this 31st day of December, 2012.

NOTARY PUBLIC

My commission expires:_____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$92,000.00** .

Ismael Castaneda Vargas
AFFIANT

Sworn to and subscribed to before me this 31st day of December, 2012.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY