(1) Return to: Bridgeway Title

BILL GARRETT, Davidson County
Trans: T20130000751 DEEDWARR
Recvd: 01/03/13 13:44 2 pgs
Fees: 13.00 Taxes: 370.00
20130103-0000882

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2012.

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-24-2015

Notary Public
MY COMMISSION EXPIRES: August 3, 2015.
(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cayetano Carachure | Southeast Financial Credit Union | 14905012900 |
| (NAME) | (NAME) | |
| 100 Cypress Leaf Ct. | 220 South Royal Oaks Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Franklin TN 37064 | |
| (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, WE,

**DANITA M. TALLEY-BUTTREY, MARRIED**

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

**CAYETANO CARACHURE,**

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 Number 4 on the Plan of Pebble Creek, Section One, of record in Book 5210, Page 72, Register's Office for said County. Said Lot Number 4, which is a corner lot, fronts 113.25 feet on the Northerly margin of Pebble Creek Drive and fronts 91.23 feet on the Westerly margin of Cypress Leaf Court, said frontages being joined by a curve having a length of 38.44 feet, and extends back 150.47 feet on the Northerly line and 146.84 feet on the Westerly line.

Being the same property conveyed to Danita M. Talley-Buttrey by Special Warranty Deed from Secretary of Veterans Affairs, recorded on December 9, 2002, of record Instrument No. 20021209-0151575 Register's Office for Davidson County, Tennessee.

Property is not Homestead Property as defined by Tennessee Statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 100 Cypress Leaf Ct., Antioch, TN 37013
(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/our hand(s) this 27th day of December, 2012.

Danita M. Talley-Buttrey
Danita M. Talley-Buttrey

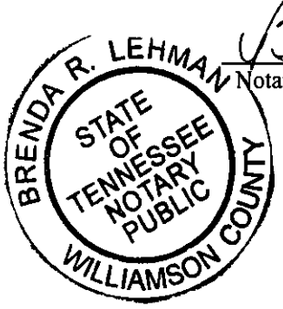
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danita M. Talley-Buttrey, the bargainor(s), 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 and official seal at on this 27th day of December, 2012

Commission expires: ~~August 5, 2015~~ March 8, 2015




Brenda R Lehman
Notary Public