WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/13 15:27 3 pgs
Fees:18.00 Taxes:399.23
20130227-0019722

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: . 9-8-13

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dalia Rios and Ronald M. Lemus Chavez	Owners at property address	13311004300
(NAME)	(NAME)	
3830 Sam Boney Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, The Corlew Family Trust, dated December 31, 2002, Carl E. Corlew and Elaine H. Corlew, Co-Trustees, a Tennessee Revocable Living Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dalia Rios and Ronald M. Lemus Chavez, a married couple, 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:

Being Lot No. 29 on the Plan of Paragon Hills, of record in Book 3300, page 100, Register's Office for said County, as follows:

Said Lot No. 29 fronts 53 feet on the northeasterly side of Sam Boney Drive and runs back 157.4 feet on the northwesterly line and 172.1 feet on the southeasterly line to a dead line in the rear which is a broken line measuring 96.2 feet thereon.

Being the same property conveyed to The Corlew Family Trust, dated December 31, 2002, Carl E. Corlew and Elaine H. Corlew, Co-Trustees, a Tennessee Revocable Living Trust, by deed of record in Instrument Number 20030103-0001423 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Paragon Hills of record in Book 3300, page 100, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3830 Sam Boney Drive, Nashville, TN 37211

(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 our hands this 26th day of February, 2013.

The Corlew Family Trust, dated December 31, 2002, Carl E. Corlew and Elaine H. Corlew, Co-Trustees, a Tennessee Revocable Living Trust

Carl E. Corlew, Co-Trustee

The Corlew Family Trust, dated December 31, 2002, Carl E. Corlew and Elaine H. Corlew, Co-Trustees, a Tennessee Revocable Living Trust,

Elaine H. Corlew, Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carl E. Corlew and Elaine H. Corlew with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of The Corlew Family Trust, dated December 31, 2002 and that he/she as such of Co-Trustees executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of February, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

My Commission Expires: 11-4-13