BILL GARRETT, Davidson County
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Fees:23.00 Taxes:1295.00

20130418-0038564

This document prepared by (and after recording return to):

Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael J. Raykovich and wife, Patty J. Raykovich and Michael Embody and wife, Barbara Embody,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Francisco D. Diaz, a married man,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being the easterly part of Lot No. 24 on the map I.D. Luton's Revised Plan, as of record in Book 547, page 19, Register's Office for said County and being more particularly described as follows: Beginning at a point in the southerly margin of Trinity Road, at the northwest corder of the Trinity Church lot, being the northeast corder of said lot 24; thence southerly with the westerly line of said Church lot, 276.5 feet to the northerly line of lot 21 on said plan; thence westerly with the northerly lines of lots No. 21 and 22, 101 feet, more or less, to Fred Campbell's easterly line; thence northerly with Campbell's easterly line 276.5 to the southerly margin of Trinity Road; thence easterly with said Road 101 feet, more or less, to the beginning.

Being the same property conveyed to Michael Embody and wife, Barbara Embody, an undivided 1/2 interest by Deed from Michael J. Raykovich and wife, Patty J. Raykovich, dated 07/23/2002 and filed for record on 08/09/2002 in Instrument 200208090096114, Register's Office for Davidson County, Tennessee.

Map & Parcel: 07107017700

This property is known as: **202 E. Trinity Lane, Nashville, TN 37207-4522**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 16th day of April, 2013.

Michael J. Raykovich

Patty J. Raykovich

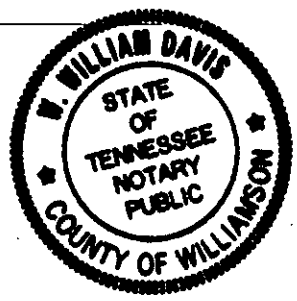
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Raykovich and Patty J. Raykovich with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 12/27/16



Michael Embody

Barbara Embody

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Embody and Barbara Embody, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of April, 2013.

Jill C Rosenberry
NOTARY PUBLIC

My Commission Expires:
7-14-2013

JILL C. ROSENBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Grantee(s) Name, Address:	Send Tax Statement To:
Francisco D. Diaz	New Owner
275 Old Shackle Island Rd.	
Hendersonville, TN 37075	

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$350,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 16th day of April, 2013.

(Seal)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Francisco D Diaz
Affiant

Notary Public

My commission expires:

12/27/16