BILL GARRETT, Davidson County
Trans:T20130051680 DEEDWARR
Recvd: 06/19/13 12:27 2 pgs
Fees:13.00 Taxes:466.20
20130619-0062825

Prepared by:

Bobo, Hunt, White & Nance
111 West Side Square
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

Tax Responsibility
Rafael Rodas
--Owner
1891 16th ST NE
NAPLES, FL 34120-5447

Map & Parcel 06300011400 NC

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, HUMBERTO LANDEIRO VALLE, an unmarried man, have this day bargained and sold and do hereby sell, transfer and convey unto RAFAEL RODAS, an unmarried man, his heirs and assigns, certain real estate lying and being in the Eleventh (11th) Civil District of Davidson County, Tennessee, more particularly described as follows:

A certain tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated February 2, 1969, made by Robert L. Sylar, surveyor, Tenn. Certificate No. 6121, also known as Lot No. 13 on the Plan of Cumberland River Estates, of record in Book 4175, page 106, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the easterly margin of Hudson Road at the northwest corner of the property conveyed to Jesse D. Lewis and wife, of record in Book 2796, page 69, Register's Office for Davidson County, Tennessee; thence N. 78° 29' E. along the northern boundary line of the Lewis property 597.18 feet to a point; thence N. 4° 50' E. 340.11 feet to a point being the southerly side of a proposed road; thence N. 85° 10' W. 568 feet to a point; thence with a curve to the left having a central angle of 30° 41' and a radius of 430.62 feet, 230.53 feet to a point; thence S. 64° 09' W. 19.08 feet to a point; thence with a curve to the left having a central angle of 90° And a radius of 25 feet, 39.27 feet to a point in the easterly margin of Hudson Road, S. 25° 51' E. 469.87 feet to a point of beginning, and containing 7 acres, more or less.

Being the same property conveyed to Humberto Landeiro Valle by Quitclaim Deed from Luis Rego and wife, Almaris Portales, dated June 29, 2012, of record in Instrument No. 20120703-0058283, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said RAFAEL RODAS, an unmarried man, his heirs and assigns, forever.

LAW OFFICES
BOBO, HUNT,
WHITE & NANCE
SUITE 202
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

I covenant that I am lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

I further covenant and bind myself, my heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said RAFAEL RODAS, an unmarried man, his heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

Witness, my signature this 18th day of June, 2013.

Humberto Landeiro Valle

STATE OF TENNESSEE
COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named HUMBERTO LANDEIRO VALLE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Shelbyville, Tennessee, this 18th day of June, 2013.

Notary Public

My commission expires: 10/15/13

MICHELLE SHELTON WINCHESTER NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $126,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 18th day of June, 2013.

Notary Public or Register

My commission expires: 3-10-15

LYNN RACITI-SHOST NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

LAW OFFICES
BOBO, HUNT,
WHITE & NANCE
SUITE 202
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

After Recording, Mail to Buyer at:

Same

F:\Our Documents\Sharon\13 Files\13-0356 FC to Rodas\wd-valle-rodas.docx