Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130063991 DEEDWARR
Recvd: 07/26/13 13:19 2 pgs
Fees:13.00 Taxes:627.15



20130726-0077834

ADDRESS NEW OWNERS a ~~SEND TAX BILLS~~:
SAULO FUENTES and wife,
MARTHA J. FUENTES
359 Cumberland Hills Drive
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Please Send Tax Bills To:
Pinnacle Bank
150 3rd Ave South, Ste 900
Nashville, TN 37201

MAP PARCEL NUMBER:
34 - 4 - 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **ERIC M. DYE**, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to SAULO FUENTES and wife, MARTHA J. FUENTES, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows:

BEING Lot No. 38, Section Four, North Hill Estates, of record in Book 3842, Page 229, Register's Office for said County.

SAID Lot No. 38 fronts 138.0 feet on the southeasterly margin of Cumberland Hills Drive and runs back 318.6 feet on the northeasterly line and 337.7 feet on the southwesterly line, to a line in the rear measuring 130.6 feet.

BEING the same property conveyed to Eric M. Dye by Executor's Deed recorded May 24, 2012 in Instrument No. 20120524-0044947, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 359 Cumberland Hills Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 23 day of July, 2013.

ERIC M. DYE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ERIC M. DYE , the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $169,500.00.

AFFIANT

Subscribed to and sworn before me, this the 23rd day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 10-18-16

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989