BILL GARRETT, Davidson County
Trans:T20130086474 DEEDWARR
Recvd: 10/07/13 11:19 2 pgs
Fees:13.00 Taxes:554.63
20131007-0105043

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ WILSON The actual consideration or value, whichever is greater, for this transfer is $149,900.00 Affiant Subscribed and sworn to before me, this 27th day of September, 2013. Notary Public My commission expires: 9-12-16

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tiffany B. Orth **Kyle W. Snyder**	**New Owner**	**Map\Parcel: 062-02-0-A-289.00CO**
3220 Cain Harbor Drive		
Nashville, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, I/WE,

Manuel F. Rivas and wife, Liliana Arevalo

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tiffany B. Orth, an unmarried woman, and Kyle W. Snyder, an unmarried man, tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 No. 326 on the Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Manuel F. Rivas and wife, Liliana Arevalo, by Warranty Deed from Katherine Lynn Burgess, an unmarried person, of record in Instrument No. 20050624-0072690, dated June 22, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 409, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6851, Page 370 and amended in Book 6982, Page 747 and Instrument No. 20011126-0128569, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6851, Page 363, Register's Office for DAVIDSON County, Tennessee.
Deed to Homeowners Association of record in Book 7907, Page 168, Register's Office for DAVIDSON County, Tennessee.
Slope Easement of record in Book 7296, Page 484, Register's Office for DAVIDSON County, Tennessee.
TVA Transmission Line Easement of record in Book 1163, Page 341, Register's Office for DAVIDSON County, Tennessee.
Flowage Easement of record in Book 2022, Page 83, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 3959, Page 595, Register's Office for DAVIDSON County, Tennessee.
Grant and Agreement of record in Book 7030, Page 798, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 6851, Page 390, Register's Office for DAVIDSON County, Tennessee.

MFR. L.A.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **3220 Cain Harbor Drive, Nashville, TN 37214.**

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 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 except as 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 September, 2013.

Manuel F. Rivas

Liliana Arevalo

STATE OF NEW YORK
COUNTY OF Queens

Personally appeared before me, a Notary Public of said County and State, Manuel F. Rivas and wife, Liliana Arevalo , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2013.

Notary Public

My Commission Expires: Jan 21 2015

SEEROJNIE S PERSAUD
Notary Public - State of New York
NO. 01PE6086375
Qualified in Queens County
My Commission Expires Jan 21, 2015

File #: **130670JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027