

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Brandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2013

NOTARY PUBLIC

My Commission Expires: 8/23/16

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Atilio Omar Cadreche and Ana Elena Cadreche 55 Ocean Lane Dr. Apt. 2035 Key Biscayne, FL 33149	Atilio Omar Cadreche and Ana Elena Cadreche 55 Ocean Lane Dr. Apt. 2035 Key Biscayne, FL 33149	155070B03100CO

BILL GARRETT, Davidson County
Trans:T20130092711 DEEDWARR
Recvd: 10/29/13 16:02 2 pgs
Fees:13.00 Taxes:973.10
20131029-0112439

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BENJAMIN E. JOHNSON AND WIFE, TATUM H. JOHNSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ATILIO OMAR CADRECHE AND ANA ELENA CADRECHE, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the Final Plat of Poplar Creek Estates, a Planned Unit Development, Phase 5, Section B-1, (The Highlands of Allens Green), of record in Book 9700, page 716, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benjamin E. Johnson and wife, Tatum H. Johnson, by deed from Donald W. Johnson General Contractor, LLC, of record in Instrument No. 20060222-0020606, Register's Office for Davidson County, Tennessee.

This improved property is known as 6769 Cold Stream Drive, Nashville, TN 37221.

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. We do covenant with 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 for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 29th day of October, 2013.

Benjamin E. Johnson

Tatum H. Johnson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Benjamin E. Johnson and Tatum H. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of October, 2013.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY