OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 18877
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2013

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Jose Luis Carrillo	Send Tax Bills To:
(Name) 412 Black Mountain Drive	(Name)
(Street Address or Route Number) Antioch, TN 37013	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20130099997 DEEDWARR
Recvd: 11/26/13 09:52 2 pgs
Fees:13.00 Taxes:488.40
20131126-0121256

Map-Parcel Number(s): 135140A09900CO

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 ACKNOWLEDGED, I/WE, Caleb Jeffreys and wife, Taryn L. Jeffreys HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Luis Carrillo, a married person HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 78 on the Plan of Pinnacle Point Subdivision, Phase Three, of record in Book 6900, pages 391, 392 and 303, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Caleb Jeffreys and wife, Taryn L. Jeffreys by deed from Gail K. Moses, an unmarried woman, and Willard R. Moses and wife, Donna Moses, filed of record in Instrument No. 20070410-0042198, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

*
This is improved property known as 412 Black Mountain Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, unless 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 GRANTEE, 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 his/her/their hand(s) this 22nd day of November, 2013.

Seller

Caleb Jeffreys

Taryn L. Jeffreys

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Caleb Jeffreys and wife, Taryn L. Jeffreys, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 2013.

My commission expires 11/ 5/2014.

Notary Public: Ollie Mai Parsley

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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*Short Sale Restriction:
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further porhibited from conveying the property for a sales price greater than $158,400.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.

Return to
Lenders Title & Escrow, LLC
841 Wren Rd, Ste 1
Goodlettsville, TN 37072