WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SELINA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON, TENN. My Comm. Expires May 5, 2015

B-VRES-13-3365

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam T. Earle	New Owner	
3365 Cain Harbor Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		62-2-B-116.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we HILDA ARIZA, AN UNMARRIED WOMAN AND MAURICIO GOMEZ, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM T. EARLE AND TARA K. EARLE, HUSBAND AND WIFE
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 45, ABBINGTON PARK, PHASE ONE, SECTION THREE, FIRST AMENDMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040728-0090230, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HILDA ARIZA, AN UNMARRIED WOMAN AND MAURICIO GOMEZ, AN UNMARRIED MAN BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 20TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051220-0152332, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20040728-0090230; INSTRUMENT NO. 20030303-0027406; INSTRUMENT NOS. 20030213-0020075, 20040518-0058461, 20081008-0101931, 20081031-0108645 AND 20010402-0031520; BOOK 2242, PAGE 513, BOOK 1163, PAGE 341 AND BOOK 1198, PAGE 525; INSTRUMENT NO. 20030303-0027405; INSTRUMENT NO. 20060811-0098951; INSTRUMENT NOS. 20040407-0039568 AND 20050201-0011848; INSTRUMENT NO. 20030109-0004246, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3365 Cain Harbor Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20130106787 DEEDWARR
Recvd: 12/26/13 09:05 2 pgs
Fees:13.00 Taxes:617.53
20131226-0129670

Witness my/our hand(s) this 18th day of December, 2013.

Hilda Ariza

Hilda Ariza

Mauricio Gomez By Hilda Ariza, Attorney In Fact.

Mauricio Gomez by Hilda Ariza,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HILDA ARIZA, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of December, 2013.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared HILDA ARIZA to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MAURICIO GOMEZ and who acknowledged he/she/they executed the same as the free act and deed of the said MAURICIO GOMEZ. POA of record Inst # 20131226.0129669,

RODACOTH

Witness my hand and official seal, this the 18th day of December, 2013.

C. Loy Carney

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122