BILL GARRETT, Davidson County
Trans:T20140011491 DEEDWARR
Recvd: 02/19/14 08:26 2 pgs
Fees:13.00 Taxes:253.45

20140219-0014027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 68,500.00

Cinthya Candelaria Ortiz as trustee
Affiant

Subscribed and sworn to before me, this 11th day of February, 2014.

JANA D. DRURY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public MY COMMISSION EXPIRES

My commission expires: MARCH 1, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Riverside Dev. LLC	Matthew A. DeVasher	00900013600
7743 Strawberry Hill Road	130 Mallard Dr.	
Goodlettsville, TN 37072	Hendersonville, TN 37075	

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, WE,

Cinthya Candelaria Ortiz, as Trustee of Joelton Preservation Trust No. SH7743

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Riverside Dev. LLC

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:

Being Lot No. 1 on the plan of Charles L. Hampton Property, of record in Book 5060, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO CINTHYA CANDELARIA ORTIZ, AS TRUSTEE OF JOELTON PRESERVATION TRUST NO. SH7743, BY QUITCLAIM DEED FROM CASEY LEWIS, DATED 12/20/2012 AND RECORDED ON 12/28/2012 IN INSTRUMENT NUMBER 20121228-0120169, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO CASEY LEWIS, BY SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDER OF SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2004 D01 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004 D01, DATED 12/11/2012 AND RECORDED ON 12/28/2012 IN INSTRUMENT NUMBER 20121228-0120168, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDER OF SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2004 D01 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004 D01, BY TRUSTEE'S DEED FROM SHELLIE WALLACE AS SUCCESSOR TRUSTEE AND COURTNEY MILLER AS CO-TRUSTEE, DATED 10/20/2011 AND RECORDED ON 10/31/2011 IN INSTRUMENT NUMBER 20111031-0084638, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7743 Strawberry Hill Road, Goodlettsville, TN 37072.

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; and we do covenant with 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 in 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 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 11th day of February, 2014.

Cinthya Candelaria Ortiz as Trustee

Cinthya Candelaria Ortiz,
as Trustee of Joelton Preservation Trust No. SH7743

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cinthya Candelaria Ortiz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Trustee of Joelton Preservation Trust No. SH7743, the within named bargainor, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Joelton Preservation Trust No. SH7743..

Witness my hand, at office, this 11th day of February, 2014.

MY COMMISSION EXPIRES
MARCH 1, 2016

Notary Public

My Commission Expires:_____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY