WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060328 DEEDWARR
Recvd: 08/15/14 14:11 2 pgs
Fees:13.00 Taxes:566.10

20140815-0074133

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $153,000.00.

Affiant

Subscribed and sworn to me on August 11, 2014.

NOTARY PUBLIC

My Commission Expires: SEP 20 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27523SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Raquel Cuellar 2185 Forge Ridge Circle Nashville, TN 37217	NEW OWNER	135-06-0A-022.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas J. Hoey, II and wife, Katherine C. Hoey, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Raquel Cuellar, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Forge Ridge, Resubdivision of Lot 1, of record in Plat Book 9700, pages 295 and 296, corrected in Book 10316, page 880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas J. Hoey, II, by deed from Gary Kyle Fach and wife, Margaret Fach, of record in Instrument No. 20080304-0021319 , dated February 29, 2008 , said Register's Office. Being further conveyed to Thomas J. Hoey, II and Katherine C. Hoey, his wife, to create a tenancy by the entireties by quitclaim deed of record in Instrument No. 20111115-0089012, dated November 8, 2011, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10284, page 937, said Register's Office.
3. Matters shown on the Plan of record in Plat Book 9700, pages 295 and 296 and corrected in Book 10316, page 880, said Register's Office.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2185 Forge Ridge Circle, Nashville, TN 37217.

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, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on August 11, 2014.

Thomas J. Hoey II

Thomas J. Hoey, II

Katherine C. Hoey
By Thomas J. Hoey II, as attorney in fact

Katherine C. Hoey
By: Thomas J. Hoey, II, as Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 11, 2014, before me personally appeared Thomas J. Hoey, II to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 11, 2014.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE

My Commission Expires: 11/3/15

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Hoey, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Katherine C. Hoey, as her Attorney in Fact, as the free act and deed of the within named Katherine C. Hoey. Witness my hand and official seal on August 11, 2013.

Notary Public
NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE

My Commission Expires: 11/3/15

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066