WARRANTY DEED

Ruby L. Bright
State of Florida
MY COMMISSION # FF 12374
Expires: April 25, 2017

STATE OF FLORIDA
COUNTY OF Port St. Lucie

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 04/25/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George L Thomas III	George L Thomas III	07511013600
(NAME)	(NAME)	
610 Canterbury Trail	610 Canterbury Trail	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Diego F. Cruz Sr, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **George L Thomas III and wife, Dora P. Thomas**, hereinafter called the GRANTEE(S), their heirs and/or 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. 58-A, on the plan of Zone Lot Division - Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, 79, Rachel's Square - Sec. Two, as shown on plat of record in Plat Book 6250, Page 541, amending Plat Book 5200, Pages 623-625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Raquel Cabrera and David M. Parla, both unmarried as joint tenants with right of survivorship by Warranty Deed dated 12/05/1996 from Tony W. Williams, III, unmarried of record in Book 10285, Page 190, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diego F. Cruz, Sr., married by Warranty Deed dated 11/14/2012 from Raquel Cabrera, unmarried, and David M. Parlay, married of record in Instrument 20121115010556O, Register's Office for Davidson County, Tennessee. Said Diego F. Cruz, Sr., is now unmarried. Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

This conveyance is subject to: (1) All matters as set forth per Plat Book 5200, Page 623, Plat Book 5200, Page 624, Plat Book 5200, Page 625, and Plat Book 6250, Page 541; (2) Restrictions of record in Book 6455, Page 135; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 6619, Page 777, as amended of record in Book 8030, Page 757; (5) Rules and Regulations of record in Book 11627, Page 594 and in Instrument 200706190073174; (6) Grant of Easement of record in Instrument 201205210043892; (7) Charter of the Homeowner's Association of record in Book 8030, Page 759, said Register's Office; (8) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

BILL GARRETT, Davidson County
Trans: T20140060670 DEEDWARR
Recvd: 08/18/14 09:58 2 pgs
Fees: 13.00 Taxes: 222.00
20140818-0074425

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 818 Rachels View, Hermitage, TN 37076
(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/or 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/or 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 hand this 07 day of August, 2014

Diego F. Cruz Sr.

State of FLORIDA
County of Port St. Lucie

Personally appeared before me Diego F. Cruz Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of August, 2014.

Notary Public Ruby L. Bright
My Commission Expires: 04-25-2017

NOTARY PUBLIC STATE OF FLORIDA

Ruby L. Bright
State of Florida
MY COMMISSION # FF 12374
Expires: April 25, 2017

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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stewart title®
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Suite 100
Mt. Juliet, TN 37122