BILL GARRETT, Davidson County
Trans:T20140073715 DEEDWARR
Recvd: 10/01/14 09:49 2 pgs
Fees:13.00 Taxes:192.40
20141001-0090448

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $52,000.00 (Fifty Two Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of September, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Manuel F. Rivas and Liliana M. Arevalo-Contreras 140 Five Oaks Drive Nashville,TN 37217	8110 135th Street, Apt.403 Kew Gardens, NY 11435	107050A14000CO

WARRANTY DEED

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, **AUDREY HAYNES CASSELL, married**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MANUEL F. RIVAS AND WIFE LILIANA M. AREVALO-CONTRERAS**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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, TN, Being Lot No. 140 on the Plan of Five Oaks, a Planned Unit Development, of record in Plat Book 5200, page 355, and amended in Plat Book 5784, page 521, Register's Office for Davidson County, Tennessee, to which plan reference is hereby mace for a complete description thereof.

Being the same property conveyed to Audrey Haynes, unmarried, by deed from Michelle B. McGuire and spouse, Matthew M. McGuire of record in Instrument Number 20011009-0109642, Register's Office for Davidson County, Tennessee. Audrey Haynes having since married now known as Audrey Haynes Cassell.

Audrey Haynes Cassell hereby make oath that the above described property has never been the marital domicile Rodney Blane Cassell and Audrey Haynes Cassell

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **140 FIVE OAKS DRIVE** **NASHVILLE,TN37217**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2014

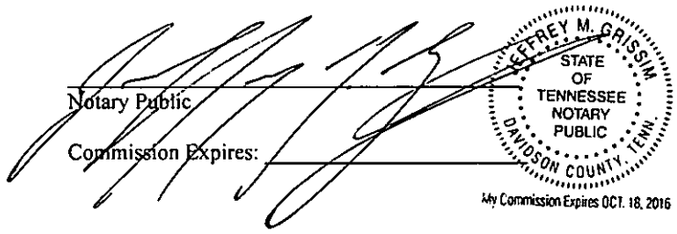
WITNESS, this 30th day of September, 2014

Audrey Haynes Cassell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of September, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Audrey Haynes Cassell** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of September, 2014.



Notary Public

Commission Expires: