BILL GARRETT, Davidson County
Trans:T20140078117 DEEDWARR
Recvd: 10/16/14 13:51 2 pgs
Fees:13.00 Taxes:425.50
20141016-0095702

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2014.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

SUSAN FRENSLEY NEWTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicenta Delgado Urdiera and Gisela Sarabia Luciano 287 Paragon Mills Road Nashville, TN 37211	New Owner	134.13-0-003.00

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, we,

Buford Darryl Kiser, unmarried and Deborah Diane Jarrell, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Vicenta Delgado Urdiera, a married woman and Gisela Sarabia Luciano, a married woman, as tenants in common with right of survivorship

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. 61 on the Plan of Kenilworth Estates, Section 2, as of record in Book 2900, Page 126, Register's Office for said County to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Buford D. Kiser and wife, Patricia G. Kiser by Warranty Deed from Martin Zeitlin, Trustee recorded 6-30-1961 in Book 3250, Page 213, said Register's Office. Patricia G. Kiser having since died, leaving said property vested in Buford D. Kiser as surviving tenant by the entirety. Property was further conveyed to Buford Darryl Kiser and Deborah Diane Jarrell by Quitclaim Deed from Buford D. Kiser dated January 6, 2006 of record in Instrument Number 200601060002280, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2900, Page 126, as amended in Book 3282, Page 446 Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3159, page 308, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **287 Paragon Mills Road, Nashville, TN 37211**
(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 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 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 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 our hand(s) this 13 day of October, 2014.

Buford Darryl Kiser

Deborah Diane Jarrell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Buford Darryl Kiser and Deborah Diane Jarrell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076