BILL GARRETT, Davidson County
Trans:T20140083083 DEEDWARR
Recvd: 11/04/14 10:11 2 pgs
Fees:13.00 Taxes:425.13
20141104-0101668

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Clelia Contreras
Rony Contreras Gonzalez
1425 Rice Hill Cir
Antioch, TN 37013

MORTGAGEE
Peoples Home Equity
5205 Maryland Way, Ste 101
Brentwood, TN 37027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 149-11-0-A
PARCEL 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Nathan Clariday, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clelia Contreras and Rony Contreras Gonzalez, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the plan of Rice Hill, Phase 3, of record in Book 6900, Page 292, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nathan Clariday by Quitclaim Deed from James Roberts dated July 28, 2014, filed for record in Instrument Number 20140728-0066788, Register's Office for Davidson County, Tennessee.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6812, Page 48; HOA Charter in Book 6824, Page 986;easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 292, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1425 Rice Hill Cir Antioch, TN 37013.**

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 hands this 28th day of October, 2014.

Nathan Clariday

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nathan Clariday, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2014.

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

NOTARY PUBLIC

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $114,900.00.

AFFIANT

Subscribed and sworn to before me this 28th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 5-20-17

RHONDA D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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