WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Bethany C Barker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014

Susan Frensley Newton
Notary Public:

SUSAN FRENSLEY NEWTON * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

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

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Enrique Vazquez	NEW OWNER	Parcel ID:
624 Rehnea Drive		07601003900
Old Hickory, TN 37138		

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

Jana Wright Walker, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Enrique Vazquez, unmarried, and Margarita Chavolla Castro, unmarried, as tenants in common**
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:

****with right of survivorship**

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Oak Creek Subdivision, of record in Plat Book 5200, Page 96, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 27 fronts 85.0 feet on the southerly margin of Rehnea Drive and extends back 259.34 feet on the west line and 288.34 feet on the east line to a rear line of 89.81 feet.

Being the same property conveyed to Jana Wright Walker by Quitclaim Deed from Carol Ann Hendricks, Trustee of the Joseph John Wright, Jr. Residuary Trust, of record in Instrument 20140501-0036636, said Register's Office, dated April 30, 2014. See also deeds of record in Instrument 20100430-0032901 and Instrument 20000912-0090557, said Register's Office.

This conveyance is subject to Restrictions of record in Book 5156, Page 414; Book 5360, Page 572, and Book 5382, Page 827, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 96, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 664 Rehnea Drive, Old Hickory, TN 37138

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 my hand this 31st day of October, 2014.

Jana Wright Walker

BILL GARRETT, Davidson County
Trans:T20140083347 DEEDWARR
Recvd: 11/04/14 15:58 2 pgs
Fees:13.00 Taxes:347.80
20141104-0101982

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 Jana Wright Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.