# Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$91,000.00 Angela R. Kane
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2015.
|Susan Frensley Newton
|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 |
|---|---|---|
| Enrique Vazquez and<br>Margarita Chavolla Castro<br>624 Rehnea Drive<br>Old Hickory, TN 37138 | New Owner | 076.01-0-048.00 |

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,

**Diane M. Bryant, unmarried**

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

**Enrique Vazquez, unmarried, and Margarita Chavolla Castro, unmarried, 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. 36 on the Plan of Oak Creek Subdivision, of record in Plat Book 5200, Page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew R. Bryant and wife, Diane M. Bryant by Deed from M. Van Stanley, Jr. and wife, Mary Stanley dated December 1, 1986 of record in Book 7058, Page 61, Register's Office for Davidson County, Tennessee. Andrew R. Bryant died May 27, 2006, leaving the property vested in Diane M. Bryant as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, Page 96, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 5360, Page 572; as amended in Book 5382, Page 827, Register's Office for Davidson County, Tennessee
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **628 Rehnea Drive, Old Hickory, TN 37138**
(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.

BILL GARRETT, Davidson County
Trans:T20150020562 DEEDWARR
Recvd: 03/20/15 13:41 2 pgs
Fees:13.00 Taxes:336.70
20150320-0024297

Witness my hand(s) this 17 day of March, 2015.

Diane M. Bryant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Diane M. Bryant, with whom I am personally acquainted, (or who 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, at office, this 17th day of March, 2015.

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