BILL GARRETT, Davidson County
Trans: T20150021883 DEEDWARR
Recvd: 03/25/15 14:43 2 pgs
Fees: 13.00 Taxes: 640.10

20150325-0025771

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155459

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2015. NOTARY PUBLIC My commission expires: 6/19/2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Weaver 206 Rayon Drive Old Hickory, TN, 37138	New Owner	044-09-0-005.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Three Thousand and 00/100 Dollars ($173,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **YAILYN MATA, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AUSTIN WEAVER, MARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot Number 268, on the plan of Rayon City, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot Number 368 fronts 50.0 feet on the northerly margin of Rayon Drive and extends back between two parallel line 150.0 feet to a dead line in the rear, measuring 49.85 feet thereon.

BEING the same property conveyed to Yailyn Mata, married, by Deed fro Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., dated December 28, 2006 and recorded January 25, 2007, of record in Instrument No. 20070125-0010226, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 206 Rayon Drive, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

The said Roberth Lamer hereby joins in this conveyance to convey any marital interest he may have obtained in the subject property as the spouse of Yailyn Mata.

WITNESS MY/OUR HANDS, this the 16th day of March, 2015.

Yailyn Mata
YAILYN MATA

ROBERTH LAMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Yailyn Mata, with whom I am personally acquainted (or 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 and seal, this the 16th day of March, 2015.



Sarah Simmons
Notary Public

Sarah Simmons
Printed Notary Name

My commission expires: 5/8/2018