Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1504112

BILL GARRETT, Davidson County
Trans:T20150038250 DEEDWARR
Recvd: 05/18/15 10:26 2 pgs
Fees:13.00 Taxes:629.00
20150518-0045315

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Rodrigo Cadena
Affiant

Subscribed and sworn to before me, this 7th day of May, 2015.

Notary Public
My Commission Expires: 02/08/17

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires February 8, 2017

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Miquel A. Vasquesz Garcia and Paloma Rangel Rivera	Pinnacle Bank	174110A49600
1757 Elijah Ryan Drive	150 3rd Avenue S, #900	
Antioch, TN 37013	Nashville, TN 37201	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rodrigo Cadena and Sandra Rosado hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Miquel A. Vasquesz Garcia and Paloma Rangel Rivera, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 47, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section 1, as the same appears of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Rodrigo Cadena and Sandra Rosado, husband and wife, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated February 15, 2008, of record in Instrument No. 20080226-0018791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Sandra Rosado, Sandra Rosado Cadena, and Sandra Cadena are one in the same person.

This property is X improved ___unimproved property known as 1757 Elijah Ryan Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of May, 2015.

Rodrigo Cadena

Rodrigo Cadena

Sandra Rosado ~~Cadena~~ SMR

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rodrigo Cadena and Sandra Rosado ~~Cadena~~ SMR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 7th day of May, 2015.

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
February 8, 2017

Notary Public at Large
My Commission Expires: 02/08/17