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|---|---|---|
| **This document prepared by (and after recording return to):** | | |
| **Name:** | **William Davis, Attorney, P.C.** | |
| **Address:** | **219 Ward Circle, Ste 5** | |
| **City, State, Zip:** | **Brentwood, TN, 37027** | |
| **Phone:** | **615-369-0039** | |

BILL GARRETT, Davidson County
Trans:T20150049427 DEEDWARR
Recvd: 06/22/15 09:23 3 pgs
Fees:18.00 Taxes:1383.80
20150622-0059224

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gerard A. Viveiros and wife, Kelly Viveiros,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Douglas W. Daniel and wife, Tina D. Daniel**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davison County, Tennessee, being Lot No. 179 on the Plan of Section Five-A, Banbury Crossing (A Planned Unit Development), of record in Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to whichplan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gerard A. Viveiros and wife, Kelly R. Viveiros by deed dated September 29, 2006 from Gerard A. Viveiros of record as Instrument No. 20061005-0123852, said Register's Office.

MAP AND PARCEL: 172-9A-183CO

This property is known as 1225 Banbury Row, Brentwood, TN 37027

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction

indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 19th day of June, 2015.

Gerard A. Viveiros -Grantor

Kelly Viveiros -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and StateGerard A. Viveiros and Kelly Viveiros, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 12/27/2014

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Douglas W. Daniel | New Owner |
| 1225 Banbury Row<br>Brentwood TN 37027 | SAME |

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$374,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 19 day of June, 2015.

Affiant

(Seal)

Notary Public

My commission expires:

12/27/2016

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON