WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150052522 DEEDWARR
Recvd: 06/30/15 12:54 2 pgs
Fees: 13.00 Taxes: 693.75
20150630-0063052

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian McAdoo	FRANKLIN AMERICAN MORTGAGE COMPANY	135160A12500
(NAME)	(NAME)	
1012 Flintlock Court	501 CORPORATE CENTRE DR #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Miguel A. Cazarin and Cynthia Suriel, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brian McAdoo and Cynthia McAdoo, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 13 on the Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, of Record in Plat Book 5200, Pages 186, 187, 188, and 189 at the Register's Office for Davidson County, Tennessee, to which plan reference is made for description.
Being the same property conveyed to Miguel A. Cazarin by Warranty Deed dated 11/15/2005 from Judy M. Wells, an unmarried person of record in Instrument 200511170138962, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 5200, Page 186, Book 5200, Page 187, Book 5200, Page 188, Book 5200, Page 189, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 4827, Page 14, said Register's Office.

Supplemental Declaration of Covenants and Restrictions as to sites 8, 9, and 10 of Nashboro Village of record in Book 5465, Page 561, said Register's Office.

Amendment to Supplemental Declaration of Covenants and Restrictions as to sites 8, 9, and 10 of Nashboro Village of record in Book 5588, Page 429, said Register's Office.

Easement of record in Book 3955, Page 180, said Register's Office. Easement of record in Book 437, Page 14, said Register's Office.

Easement of record in Book 4588, Page 473, said Register's Office. Easement of record in Book 75, Page 192, said Register's Office.

Easement of record in Book 4821, Page 111, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1012 Flintlock Court, Nashville, TN 37217
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 25th day of June, 2015.

Miguel A. Cazarin

Miguel A. Cazarin

Cynthia Suriel

State of Tennessee
County of Wilson

Personally appeared before me Miguel A. Cazarin and Cynthia Suriel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of June, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122