WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150052900 DEEDWARR
Recvd: 07/01/15 09:49 2 pgs
Fees: 13.00 Taxes: 268.25
20150701-0063498

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $72,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~23RD~~ 24th DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1221B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jose Felix Taperia Tubar and Filomena B. Raxon Cajon	Fairway Independent Mortgage Co	059-15-0-110.00
3801 Crouch Dr.	6652 Pinecrest Dr. Ste 200	
Nashville, TN 37027	Plano, TX 75024	

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,

RUFUS H. DICKEY, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSE FELIX TAPERIA TUBAR AND FILOMENA B. RAXON CAJON

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, Page 85, Register's office for said County, described as follows:

Beginning at a point in the Northwesterly margin of Moorman's Arm Road, at the corner of Lots Nos. 33 and 34; thence with the line between said lots, Northwesterly 97.2 feet to a corner of Lot No. 32; thence along the line between said lots Northeasterly 96 feet to a point in the Southwesterly margin of Crouch Drive; thence with the margin of the same, Southeasterly 84.8 feet to a point at the beginning of a curve; thence around said curve, Southwesterly 39.26 feet to a point in the Northwesterly margin of Moorman's Arm Road; thence with the margin of the same, Southwesterly 72.85 feet to the beginning.

Being the same property conveyed to Rufus H. Dickey and wife, Mary H. Dickey by Warranty deed from W. O. Simpkins and wife, Doreene D. Simpkins of record in Book 4081, page 505, Register's Office for Davidson County, Tennessee, dated November 28, 1966 and recorded on November 29, 1966. Mary H. Dickey having since died on the 30th day of March, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 85, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 4642, Page 998, in the Register's Office for Davidson County, Tennessee.

This is property known as 3801 Crouch Dr., Nashville, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 23rd day of June, 2015.

Rufus H. Dickey

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, RUFUS H. DICKEY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of June, 2015.

Notary Public

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 15-1221B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066