WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1st DAY OF JULY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/27/16

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7549 DAVIS JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Cassandra Sotos	same C. Sotos	13401003601
507 Catalina Drive	507 Catalina Dr	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TAIRE HERNANDEZ AND HUSBAND YOSLEY PEREIRA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CASSANDRA SOTOS AN UNMARRIED WOMAN AND PETER N. SOTOS, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 507 Catalina Drive, Nashville, TN 37217

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 hand on the 1st day of July, 2015.

Taire Hernandez
Taire Hernandez

Yosley Pereira
Yosley Pereira

BILL GARRETT, Davidson County
Trans:T20150055119 DEEDWARR
Recvd: 07/08/15 12:31 2 pgs
Fees:13.00 Taxes:897.25
20150708-0066219

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, TAIRE HERNANDEZ AND YOSLEY PEREIRA, the bargainor(s), 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 official seal at Franklin, Tennessee, this 1st day of July, 2015.

Notary Public

My Commission Expires: 3-27-16

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Westerly 215 feet of Lot No. "F" on the unrecorded plan of Curreywood Acres, Section 2, described according to a survey made by T.R. Sanford, Surveyor, dated February 28, 1962, as follows: Said part of Lot No. "F" fronts 100 feet on the Easterly side of Catalina Drive and runs back between parallel lines 215 feet to a dead line in the rear.

Being the same property conveyed to Taire Hernandez, a married woman by deed from Jimmy Richard Kyle and Patricia Kyle Strother, Heirs of the Estate of Betty F. Kyle of record in Instrument No. 200707200086778 on 07/10/2007 and filed for record on 07/20/2007, Register's Office for Davidson County. Being the same property conveyed to Taire Hernandez and husband, Yosely Pereira by Quitclaim Deed from Taire Hernandez, a married woman, recorded on the 30th day of April, 2009 in Instrument No. 20090430-0039096, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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(c).

d. Easement recorded in Book 5232, Page 659.