#9474

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to:, Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan E Padron Rodriguez	Pinnacle Bank	14805009700
(NAME)	(NAME)	
570 McMurray Dr. #J13	150 3rd Ave S. Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jose L. Salabarria and wife, and Virginia Blanco,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Juan E Padron Rodriguez, married,** hereinafter called the GRANTEES, 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. 82 on the Plan of Haywood Acres, Section One of record in Plat Book 2900, Page 17, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 82 fronts 120 feet on the northerly margin of Dade Drive and extends back 257.3 feet on the westerly line and 279.5 feet on the easterly line to a dead line in the rear, measuring 122.1 feet thereon.

Being the same property conveyed to Jose L. Salabarria and wife, Virginia Blanco, by deed of record in Instrument No. 20020722-0087903 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 348 Dade Drive, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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.

BILL GARRETT, Davidson County
Trans:T20150056060 DEEDWARR
Recvd: 07/10/15 12:35 2 pgs
Fees:13.00 Taxes:462.50
20150710-0067335

Witness my/our hands this 30th day of June, 2015.

Jose L. Salabarria

Virginia Blanco

State of Tennessee
County of Williamson

Personally appeared before me Jose L. Salabarria and Virginia Blanco, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2015.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 9474