PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $144,000.00.

Taylor Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of July, 2015.

MORGAN O'NEIL STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3-27-18

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150063086 DEEDWARR
Recvd: 07/31/15 11:06 2 pgs
Fees:13.00 Taxes:532.80
20150731-0075677

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Adanis Diaz and Jenny Ruiz	Pinnacle Bank	053060B05000CO
(NAME)	(NAME)	
2520 Park Green Lane	150 3rd Ave. South #900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ronald L. Clevenger, Trustee of the Ronald L. Clevenger Revocable Living Trust Agreement, dated May 25, 2005, as amended,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Adanis Diaz and Jenny D. Ruiz, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Waterford, Phase 4A, as shown on plat of record in Plat Book 7900, Page 596, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronald L. Clevenger, Trustee of the Ronald L. Clevenger Revocable Living Trust Agreement, dated May 25, 2005, as amended by deed from Ronald L. Clevenger, married of record in Instrument No. 20130715-0073111, Register's Office of Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 2520 Park Green Lane, Old Hickory, TN 37138

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of July, 2015.

Ronald L. Clevenger Revocable Living Trust
Agreement, dated May 25, 2005, as amended

Ronald L. Clevenger, trustee

Ronald L. Clevenger, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald L. Clevenger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of Ronald L. Clevenger Revocable Living Trust Agreement, dated May 25, 2005, as amended, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 28th day July, 2015.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122