WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150071105 DEEDWARR
Recvd: 08/21/15 15:36 2 pgs
Fees: 13.00 Taxes: 913.90
20150821-0084833

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Affiant

Subscribed and sworn to before me, this the 20 day of August, 2015.

Notary Public

My commission expires: 03.06.18
(AFFIX SEAL)

KELLEY L. HINTON DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alfredo Arevalo Elizabeth Arevalo	Fairway Independent Mtg Co.	Map 174-11-0-A Parcel 086-00
1220 Blairfield Drive	919 McClardy Rd.	
Cane Ridge, TN 37013	Clarksville, TN 37042	

FOR AND IN 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,

Esaul Nunez and Heysha L. Galarza (nka Heysha Lizvette Nunez), husband and wife

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

Alfredo O. Arevalo and Elizabeth Arevalo, husband and wife

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. 182, on the Subdivision Plat of Cane Ridge Farms Phase One, Section Three, of record in Instrument No. 20020712-0084136 as corrected in Instrument No. 20030210-0018021, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Esaul Nunez and Heysha L. Galarza, husband and wife, by Deed dated January 19, 2012 from Springleaf Financial Services, Inc. FKA American General Financial Services, Inc., of record in Instrument No. 20120202-0009453, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20010606-0059239 and corrected in Instrument No. 20030210-0018021, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000905-0087103 and first amended of record in Instrument No. 20001204-0119093 and second amended of record in Instrument No. 20010815-0088370, said Register's Office. (3) By-Laws of Cane Ridge Farms Homeowners' Association, Inc., of record in part of Instrument No. 20000905-0087103, said Register's Office. (4) Charter of Cane Ridge Farms Homeowners' Association, Inc., of record in Instrument No. 20010815-0088360, said Register's Office. (5) Warranty Deed conveying to Cane Ridge Farms Homeowners' Association, Inc., for open spaces of record in Instrument No. 20010815-0088361, said Register's Office. (6) Easement for Transmission Lines of record in Book 4428, Page 565, said Register's Office. (7) Agreement for Dedication of Easements conveyed to Metropolitan Government of record in Book 5078, Page 476, said Register's Office. (8) Facts which would be disclosed by a comprehensive survey of the premises herein described. (9) Rights and claims of parties in possession. (10) Assignment of Declarant Rights of record in Instrument No. 20120524-0045182, said Register's Office. (12) Variance of record in Instrument No. 20120604-0048269, said Register's Office. (13) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **1220 Blairfield Drive, Cane Ridge, TN 37013**

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 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.

Witness my/our hand(s) this 20 day of **August, 2015.**

Esaul Nunez

Heysha L. Galarza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Esaul Nunez and Heysha L. Galarza,*** the within named sellers, 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.

*nka Heysha Lizvette Nunez

Witness my hand and official seal at Nashville, Tennessee, this 20 day of **August, 2015.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017