BILL GARRETT, Davidson County
Trans:T20150075670 DEEDWARR
Recvd: 09/04/15 10:51 2 pgs
Fees:13.00 Taxes:296.00

20150904-0090359

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

X _____
Affiant

Subscribed and sworn to before me, this 31ST DAY OF AUGUST, 2015.

_____
Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIELL L WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberth Lamer and Yailyn Mata, husband and wife	SunTrust Mortgage, Inc.	04409002400
	(NAME)	
213 Rayon Drive	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kimberly Capley, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roberth Lamer and Yailyn Mata, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 242 ON MAP OF RAYON CITY, AS RECORDED IN BOOK 843, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT FRONTS FIFTY (50) FEET ON THE SOUTHERLY SIDE OF RAYON DRIVE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE. THERE IS A RESIDENT DWELLING LOCATED ON SAID PROPERTY AND IT IS DESCRIBED IN A DEED AS BEING THE SAID PROPERTY CONVEYED TO MRS. HELEN NICKS BIPES BY DEED FORM MRS. MYRTLE DEPUTY GRAHAM AND RECORDED IN DEED BOOK 1340, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION (40%) FURTHER CONVEYED TO KIMBERLY CAPLEY BY EXECUTOR'S DEED FROM KIMBERLY CAPLEY, EXECUTRIX FOR THE ESTATE OF KATHY A. ALLEN OF RECORD IN INSTRUMENT NO. 20071105-0129939 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,. BEING FURTHER CONVEYED TO KIMBERLY CAPLEY, A SINGLE PERSON BY QUITCLAIM DEED DATED 11/1/07 FROM STEVEN RAY SULLIVAN HIS 30% INTEREST OF RECORD IN INSTRUMENT NO. 20071105-01299437 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO KIMBERLY CAPLEY, A SINGLE PERSON BY QUITCLAIM DEED DATED 11/1/07 FROM RICHARD D. SULLIVAN, II HIS 30% INTEREST OF RECORD IN INSTRUMENT NO. 20071105-0129938.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 209 Rayon Drive, Old Hickory, TN 37138
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 31st day of August, 2015.

Kimberly Capley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Capley, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2015.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072