BILL GARRETT, Davidson County
Trans:T20150078687 DEEDWARR
Recvd: 09/16/15 10:49 2 pgs
Fees:13.00 Taxes:628.63
20150916-0093903

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

Affiant

Subscribed and sworn to before me this 15th day of September, 2015.

Notary Public
My commission expires: 5/23/18

04-1508-55696

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jose M. Macedo	Pinnacle Bank	164-08-0-B-102.00
4908 Ripple Cove	P. O. Box 17257	
Antioch TN 37013	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darren Parker Dryer, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jose M. Macedo, an unmarried man**, hereinafter called the Grantees, their successors 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. 83, on the Plan of Section Three, Lakewalk, of record in Instrument No. 20060124-0009100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Avenue Bank by deed from Greenvale Construction, LLC, dated January 29, 2013, recorded February 7, 2013, of record in Instrument No. 20130207-0012890, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Darren Parker Dryer by Special Warranty Deed from Avenue Bank, dated June 6, 2014, recorded June 10, 2014, of record in Instrument No. 20140610-0050285, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4908 Ripple Cove, Antioch, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of September, 2015.

Darren Parker Dryer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Darren Parker Dryer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of September, 2015.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 5/23/16