Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $168,000.00 Affiant Subscribed and sworn to before me, this 16th day of October, 2015. Notary Public My commission expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Alberto Casilla Acosta **Arlene Beatriz Arrieta Portillo**	**New Owner**	**Map/Parcel: 162-02-A-036.00**
612 Hays Blackman Loop		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Angelo G. Graziano and Claudia Casilla Arrieta, husband and wife

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

James Alberto Casilla Acosta and Arlene Beatriz Arrieta Portillo, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **WILLIAMSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 36, Section Two, Spencer Hill, as shown on plat of record in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Angelo G. Graziano and Claudia Casilla Arrieta, husband and wife, by Special Warranty Deed, from Marquis Homes, LLC, dated July 29, 2011, of record in Instrument No. 20110802-0059076, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20071115-0134114, Register's Office for WILLIAMSON County, Tennessee.
Restrictions of record in Instrument No. 20070530-0064097 and amended in Instrument No. 20101213-0099002, Register's Office for WILLIAMSON County, Tennessee.
All matters of record in Book 3700, Page 59 and Book 3700, Page 135, Register's Office for WILLIAMSON County, Tennessee.
Deed to Metro Government of record in Book 4135, Page 444 and Book 4198, Page 824, Register's Office for WILLIAMSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060821-0102706, Register's Office for WILLIAMSON County, Tennessee.
Restrictions of record in Book 4003, Page 11, Book 4158, Page 42 and Book 4178, Page 738, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

BILL GARRETT, Davidson County
Trans:T20150089253 DEEDWARR
Recvd: 10/20/15 13:32 2 pgs
Fees:13.00 Taxes:621.60
20151020-0106574

Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
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 is improved property known as 612 Hays Blackman Loop, 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 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 16th day of October, 2015.

Angelo G. Graziano

Claudia Casilla Arrieta

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Angelo G. Graziano and Claudia Casilla Arrieta, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2015.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

File #: **150591JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027