BILL GARRETT, Davidson County
Trans:T20150096382 DEEDWARR
Recvd: 11/12/15 13:33 2 pgs
Fees:13.00 Taxes:788.10
20151112-0115067

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0868HVA

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00.

Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2015.

Notary Public
Commission Expires: 11-2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
J. Sanford Payton 2817 Cato Ridge Drive Nashville, TN 37218	J. Sanford Payton 8060 Poplarwood Rd. Nashville, TN 37221	058-09-0A-264.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Jose Radillo and Blanca Radillo, husband and wife and Sofia Radillo, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J. Sanford Payton and wife, Beverly M. Payton

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. 313 on the Plan of Jordan Ridge at Eaton's Creek, Phase 9, of record in Instrument No. 20090618-0056870, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jose Radillo and Blanca Radillo, husband and wife, and Sofia Radillo, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 10/21/11 and recorded 10/27/11 in Instrument No. 20111027-0083545, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) Declaration of Covenants, Conditions and Restrictions in Instrument No. 20061120-0143524 as supplemented in Instrument No. 20110216-0013313; said Register's Office; (5) Boundary Plat in Instrument No. 20000426-0041282, said Register's Office; (6) Charter in Instrument No. 20011126-0128291, said Register's Office; (7) Storm Water Detention Agreement in Instrument No. 20060126-0009689, said Register's Office.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2817 Cato Ridge Drive, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of November, 2015.

Jose Radillo

Jose Radillo

Blanca Radillo by Jose Radillo as attorny in Fact

Blanca Radillo, by Jose Radillo as Attorney in Fact

Sofia Radillo By Jose Radillo as attorny in Fact

Sofia Radillo, by Jose Radillo, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jose Radillo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of November, 2015.

STATE OF TENNESSEE NOTARY PUBLIC BRENDA HUNTSMAN SUMNER COUNTY

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jose Radillo**, with whom I am personally acquainted or who proved to me with satisfactory evidence to be the **Attorney in Fact of Blanca Radillo and Sofia Radillo**, the bargainors, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 10th day of November, 2015.

Brenda Huntsman

Notary Public
Commission Expires: 11/20/18

STATE OF TENNESSEE NOTARY PUBLIC BRENDA HUNTSMAN SUMNER COUNTY