WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MIS2304

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108868 DEEDWARR
Recvd: 12/28/15 10:23 2 pgs
Fees:13.00 Taxes:370.00
20151228-0129752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Oliver Arellano Rayo	Apex Bank	108 03 0 220.00
(NAME)	(NAME)	
5608 Cedar Ash Xing	PO Box 549 180, Hwy 641	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	North Camden, TN 38320	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Nine Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($99,999.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert A. Cale and Paula G. Cale, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Oliver Arellano Rayo, married**, hereinafter called the Grantee, his 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. 83-B on the Plan of the Resubdivision of Patio Villa Section IV of record in Plat Book 5200, Page 632 and amended in Book 6900, Page 537, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert A. Cale and wife, Paula G. Cale by Warranty Deed from Valerie Larson, unmarried dated October 21, 2002 and recorded October 30, 2002 as Instrument No. 20021030-0132990, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1219 Cabana Circle, Nashville, TN 37214

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, has 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 our hands this 22nd day of December, 2015.

Robert A. Cale

Paula G. Cale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Robert A. Cale and Paula G. Cale, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of December, 2015.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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