Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
15-0280M

BILL GARRETT, Davidson County
Trans:T20150109981 DEEDWARR
Recvd: 12/30/15 11:06 2 pgs
Fees:13.00 Taxes:592.00
20151230-0131040

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of December, 2015

Notary Public
Commission Expires: 7/2/17

RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC MELODY R. WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Omar Silva 2509 Kanlow Drive Antioch, TN 37013	Reliance First Capital 201 Old Country Rd. Melville, NY 11747	174-11-0A-209.00

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,

Nigel Williams, unmarried

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

Omar Silva Valdez, unmarried

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. 230 on the plan of Cane Ridge Farms, Phase Four, of record in Instrument Number 20030721-0101773, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20040715-0084333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Nigel Williams by Warranty Deed from Lavern Fross and Iva Fross, dated 8/5/05 and recorded 8/10/05 in Instrument Number 20050810-0094648, Register's Office for 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.

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

This is improved property known as: 2509 Kanlow Drive, 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 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 22 day of December, 2015.

Nigel Williams

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Nigel Williams

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 Newcastle.
(City), Washington (State) this 22nd day of December, 2015.

MAY L. CLEAVER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 11-16-16

(Notary Seal)

Notary Public
My Commission Expires: Nov. 16, 2016