BILL GARRETT, Davidson County
Trans:T20160008228 DEEDWARR
Recvd: 02/01/16 09:36 3 pgs
Fees:18.00 Taxes:185.00
20160201-0009199

STATE OF FLORIDA
COUNTY OF Miami-Dade

The actual consideration or value, whichever is greater, for this transfer is 50,000.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2016.

Notary Public
Federico B. Saiki

My commission expires: 30 MAR 2016

FEDERICO B. SAIKI
Notary Public - State of Florida
My Comm. Expires Mar 30, 2016
Commission # EE 164041
Bonded Through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Liset Macias-Rodriguez	Liset Macias-Rodriguez	**02503001100**
0 Moncrief Ave	12224 SW 115 terrace	
Goodlettsville, TN 37072	Miami, FL 33186	

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,

Joel Wayne Clifton and Paula Clifton Tomlin and Kirby Ray Clifton and Stephen Harry and Ryan Harry and Elaine Harry Sligh

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

Liset Macias-Rodriguez

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:

Being a parcel of land located on Moncrief Avenue in Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning at a point, said point being located at the southeasterly corner of said parcel, said point also being located in the westerly right of way margin of Moncrief Avenue, thence leaving said point and proceeding along a line
S18°48'21"W a distance of 111.10 feet to a point; thence along a line
N88°58'30"W a distance of 295.83 feet to a point; thence along a line
N84°39'26"W a distance of 339.14 feet to a point, thence along a line
N26°44'53"W a distance of 374.69 feet to a point, thence along a line
N21°01'52"W a distance of 366.19 feet to a point, thence along a line
S76°08'37"E a distance of 731.83 feet to a point, thence along a line
S14°06'50"W a distance of 217.32 feet to a point, thence along a line
S77°35'49"E a distance of 175.40 feet to a point in the westerly right of way margin of Dickerson Pike, thence along said margin and along a curve to the right of a radius of 331.09 feet for a curve distance of 238.59 feet to the point of beginning.

Being part of the same property conveyed to Joel Wayne Clifton and Paula Clifton Tomlin and Kirby Ray Clifton and Stephen Harry and Ryan Harry and Elaine Harry Sligh, the children of Gail Harry Barashes, deceased by Trustee's Quitclaim Deed from Joel Wayne Clifton, Trustee, Clifton Family Revocable Living Trust Agreement dated 11/30/11 and recorded on 12/05/11 in Instrument No. 20111205-0094719, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( ) unimproved (_X_) property known as 0 Moncrief Ave, Goodlettsville, TN 37072.

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, have a good right to convey it and the same in 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 21st day of January, 2016.

Joel Wayne Clifton

Paula Clifton Tomlin

Elaine Harry Sligh

Ryan Harry

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, **Joel Wayne Clifton, Paula Clifton Tomlin, Ryan Harry, and Elaine Harry Sligh,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2016.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my/our hand(s) this 22nd day of January, 2016.

Kirby Ray Clifton

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, a Notary Public of said County and State, **Kirby Ray Clifton** the within named Grantor(s), 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, at office, this 22nd day of January, 2016.

Notary Public

My Commission Expires: 5/8/2017

JOSEPH J. KISH
Notary Public - State of Florida
My Comm. Expires May 8, 2017
Commission # FF 016247
Bonded Through National Notary Assn.

Witness my/our hand(s) this 26 day of January, 2016.

Stephen Harry

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, a Notary Public of said County and State, **Stephen Harry** the within named Grantor(s), 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, at office, this 26 day of January, 2016.

Notary Public

My Commission Expires: 5/11/2015

ERMA J LANE
NOTARY PUBLIC
MECKLENBURG COUNTY
STATE OF NORTH CAROLINA