Box#14
G#-28196-3A

BILL GARRETT, Davidson County
Trans:T20160029580 DEEDWARR
Recvd: 04/12/16 10:29 2 pgs
Fees:13.00 Taxes:1087.80
20160412-0034901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 294,000.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2016.

Notary Public

My commission expires: 7/8/2019

CORYLYN S. PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Diego Eguiarte**<br>**Jamie Eguiarte** | **F & M Bank** | **08308018900** |
| **1009 Mitchell Road** | **50 Franklin Street** | |
| **Nashville, TN 37206** | **Clarksville, TN 37040** | |

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,

**Charles L. Radcliffe and wife, Jane A. Radcliffe and Alexandra Christine Radcliffe, unmarried, all as tenants in common with right of survivorship**

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

**Diego Eguiarte and Jamie Eguiarte, husband and wife**

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 84, plan of Rosewood Heights, as shown on plat of record in Plat Book 2133,Page 61, 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 Charles L. Radcliffe, Jane A. Radcliffe and Alexandra Christine Radcliffe, all as tenants in common with right of survivorship, from Bessie Christine Burton, unmarried, by Warranty Deed dated March 30, 2012 and of record in Instrument No. 20120409-0030244, Register's Office for Davidson County, Tennessee.

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 (__X__) unimproved (_____) property known as 1009 Mitchell Road, Nashville, TN 37206.

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 8th day of April, 2016.

Charles L. Radcliffe

Jane A. Radcliffe

Alexandra Christine Radcliffe

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, Charles L. Radcliffe and Jane A. Radcliffe, and Alexandra Christine Radcliffe, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2016.

Notary Public

My Commission Expires:

