WARRANTY DEED

File #2017010777

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
11-16-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Rivas	American Bancshares Mortgage	12013000500
(NAME)	(NAME)	
306 Finley Drive	14211 Commerce Way, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Miami Lakes, FL 33016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **George Rivas aka Jorge M Rivas, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan M. Rivas, a married man,** 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 Lot No. 4, on the plan of Finley Gardens, as the same appears of record in Plat Book 2083, Page 69, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to George Rivas aka Jorge M Rivas by Warranty Deed from Charles O Gambrel and wife, Christy V Gambrel, dated 06/24/2005, of record in Instrument No. 20050718-0082967, said Register's Office.

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 2083, Page 69, said Register's Office.; Sewer Easement as of record in Book 3463, Page 2, said Register's Office.; Restrictive Covenants as of record in Book 2242, Page 350, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **306 Finley Drive, Nashville,TN,37217**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20170015574 DEEDWARR
Recvd: 02/22/17 10:11 2 pgs
Fees:13.00 Taxes:469.90
20170222-0017712

Witness our hands this 17th day of February, 2017.

George Rivas aka Jorge M Rivas

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared George Rivas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of February, 2017.

Commission expires:

Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
11-18-17

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128