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BILL GARRETT, Davidson County
Trans:T20170018087 DEEDWARR
Recvd: 03/02/17 10:56 2 pgs
Fees:13.00 Taxes:1461.50
20170302-0020690

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDY L. NEFF	**Churchill Mortgage Corporation**	**062-13-0-005.00**
(NAME) **1410 EAST RIVERWOOD DRIVE**	(NAME) **761 Old Hickory Blvd., Ste 400**	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DAVID J. DIAZ-BARRIGA AND WIFE, CAROLINE DIAZ-BARRIGA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY L. NEFF, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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 part of Lot No. 31 on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made May 15, 1937, by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the southerly margin of an unnamed Avenue, now called East Riverwood Drive, as widened, 200 feet East of the easterly margin of an unnamed Street; thence, South 6 degrees 30' East 175 feet to a stake; thence, easterly 114.5 feet to a stake; thence, northerly 176 feet to the southerly margin of the first mentioned unnamed Avenue, or East Riverwood Drive; thence, with the margin of the same westerly 95 feet to the BEGINNING.

Being the same property conveyed to David J. Diaz-Barriga and wife, Caroline Diaz-Barriga, from David R. Thomason and wife, Mindy R. Thomason, by deed dated October 7, 2002, of record in Instrument No. 20021008-0122267, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 547, page 62, and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Caroline Diaz-Barriga being recorded simultaneously herewith as Instrument No. 20170302-0020689, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1410 EAST RIVERWOOD DRIVE, NASHVILLE, TN 37216**
(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; 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 28th day of February, 2017.

DAVID J. DIAZ-BARRIGA

CAROLINE DIAZ-BARRIGA
BY: DAVID J. DIAZ-BARRIGA,
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David J. Diaz-Barriga,** the bargainor, 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 and official seal at office this 28th day of February, 2017.

My commission expires: **November 5, 2018**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2017, before me personally appeared **David J. Diaz-Barriga, Attorney in Fact for Caroline Diaz-Barriga,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Caroline Diaz-Barriga**, and who acknowledged that he executed the same as the free act and deed of **Caroline Diaz-Barriga.**

Witness my hand and official seal at Nashville, Tennessee this 28th day of **February, 2017**.

My Commission expires: **November 5, 2018**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON