BILL GARRETT, Davidson County
Trans:T20170061200 DEEDWARR
Recvd: 07/18/17 10:17 2 pgs
Fees:13.00 Taxes:737.04
20170718-0072088

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Samuel Toral
1217 Alandee Street
Nashville, TN 37214

SEND TAX BILL TO:
Caliber Home Loans, Inc.
3701 Regent Blvd., Ste 180
Irving, TX 75063

MAP/PARCEL 052-13-B-308.00-C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rosario Arias Johnson, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Samuel Toral, a married man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of River Glen, Phase 3, Section 3 of record in Plat at Instrument No. 20020917-0113232, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rosario Arias Johnson, married by Quitclaim deed from Rosario Arias Brown n/k/a Rosario Arias Johnson of record in Instrument No. 20130711-0071708 Register's Office for Davidson County, Tennessee, dated July 10, 2013 and recorded on July 11, 2013.

Russell N. Johnson, the spouse of Rosario Arias Johnson, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Rosario Arias Johnson.

This is improved property known as: **1217 Alandee Street, Nashville, Tennessee 37214**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 10 day of July, 2017.

WITNESS MY HAND on this the 10 day of July, 2017

Rosario Arias Johnson

Russell N. Johnson

STATE OF Florida
COUNTY OF Florida

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Rosario Arias Johnson and Russell N. Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10 day of July, 2017.

NOTARY PUBLIC

ALEJANDRO RIVA
Notary Public, State of Florida
Commission# FF 135320
My comm. expires June 23, 2018

My Commission Expires: June 23, 2018

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $199,199.00.

AFFIANT

Subscribed and sworn to before me this the 10 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

File No: 170425