Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-30-22
(AFFIX SEAL)

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

O-VRES-18-4572

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 100577 **DEEDWARR**
06/05/2018 10:34:47 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180605-0053602

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ceasar Samano and Estrellita Rayo-Garcia	New Owner	
(NAME)	(NAME)	**075-04-0-013.00**
4572 Andrew Jackson Parkway		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUSTIN RIOS AND JENNIFER RIOS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CEASAR SAMANO AND ESTRELLITA RAYO-GARCIA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section Three, Tulip Grove of record in Plat Book 3700, Page 146, 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 Susan Waters, an unmarried woman by Warranty deed from Miriam Patricia Underwood and Susan Penelope Franklin, devisees of the Estate of Mirian B. Lish of record in Instrument No. 20070427-0050366 Register's Office for Davidson County, Tennessee, dated April 25, 2007 and recorded on April 27, 2007. (Value of consideration shown in aforementioned deed $145,080.00.)

Being the same property conveyed to Mitchell Duane Painter by Quitclaim deed from Susan Waters nka Susan Waters Painter of record in Instrument No. 20140103-0000612 Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on January 03, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Dustin Rios and Jennifer Rios, husband and wife, as joint tenants by Warranty deed from Susan Waters n/k/a Susan Waters Painter and Mitchell Duane Painter, wife and husband of record in Instrument No. 20160630-0067139 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on June 30, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 146, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 4181, Page 95, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4572 Andrew Jackson Parkway, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the ____ DAY OF MAY, 2018.

Dustin Rios by Paul Hinman, Attorney In Fact

Jennifer Rios by Paul Hinman, 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, Paul Hinman, 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 DUSTIN RIOS AND JENNIFER RIOS, and who acknowledged he/she/they executed the same as the free act and deed of the said DUSTIN RIOS AND JENNIFER RIOS.

Witness my hand and official seal, this the 31st of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212