BOOK 10753 PG 795 43

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 1998. Notary Public MY COMMISSION EXPIRES: January 27, 2001. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Power	David Power	155-8-A-21.00
(NAME)	(NAME)	
105 Tuliptree Court	105 Tuliptree Court	09D79304
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, WE, German Ortega and wife, Carmela Ortega, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Power and wife, Tracey Power, 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 No. 21 on the Plan of Subdivision for Phase I of Poplar Creek Estates of record in Book 6250, Page 647, Register's Office for said County.

SAID Lot No. 21 fronts 50.00 feet on the terminus of the cul-de-sac on the easterly margin of Tuliptree Court and extends back 130.96 feet on the southerly line and 72 feet more or less as scaled (98.82 feet per plat) on the northwesterly line, to a broken line in the rear measuring 173.25 feet thereon. SOURCE OF DESCRIPTION: SURVEY BY JOHN B. KOHL, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 100, 400 7TH AVENUE SOUTH, NASHVILLE, TENNESSEE 37203, DATED OCTOBER 30, 1986.

BEING the same property conveyed to German Ortega and wife, Carmela Ortega, by deed from Elizabeth Campbell Roth, unmarried, of record in Book 9114, Page 434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 105 Tuliptree Court, Nashville, TN 37221
(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.

0388913
IDENTIF. + REFERENCE

98 JAN -9 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0718 01/09 0101 03CHECK 645.40

Witness my/our hand(s) this 7th day of January, 1998.

German Ortega

Carmela Ortega

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 1998.

Commission expires: January 27, 2001

Jill L. Roller Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10753 PG 797

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 172000.00
CON TX 636.40
PRFEE 1.00
WDEED 8.00
TOTAL 645.40
CHECK 645.40

01/09/98 01 15:53 0001 0718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 038913

98 JAN -9 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241382