3

WARRANTY DEED

BGTC-98-755

STATE OF TENNESSEE BOOK 10863 PG 537
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF February, 19 98

Notary Public

MY COMMISSION EXPIRES: 3-2-99
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W., Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Perez (NAME)	Guaranty Trust Company (NAME)	52-13-B-14CO
2504 Sonar Drive (ADDRESS)	640 Broadmor Boulevard, Ste. 10 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Matthew Buentello and Sharon Buentello, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Perez and Sandra J. Perez, husband and wife

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 Unit No. 84 as created and established by the Master Deed and ByLaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase IIB, of record in Book 6900, page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and ByLaws by instrument of record in Book 7724, page 293, said Register's Office for Davidson County, Tennessee, submitted to said Master Deed and ByLaws by instrument of record in Book 7724, page 293, said Register's Office, to all of which reference is heremade for a more complete description.

Being the same property conveyed to Matthew Buentello by deed from Debra Harvey Isom and husband, Howard D. Isom, Jr. as of record in Book 9809, page 425, said Register's Office. Spouse of Matthew Buentello joins in this conveyance is convey any marital interest she may have to said property.

98 APR -1 AM 8:59
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0419336

Unimproved ( )
This is improved (X) property, known as 2504 Sonar Drive, Nashville, Tennessee 37214
(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.

Witness our hands this 27th day of February, 19 98

Matthew Buentello
By: Matthew Buentello
Sharon Buentello, Attorney-in-fact

Sharon Buentello
Sharon Buentello

STATE OF TENNESSEE
COUNTY OF Tennessee

BOOK 10863 PG 538

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Buentello

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 27th day of February, 19 98

Commission expires 3-25-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 1998, before me personally appeared Sharon Buentello, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matthew Buentello, and who acknowledged that she executed the same as the free act and deed of the said Matthew Buentello by virtue of that Power of Attorney, duly executed by the said Matthew Buentello and appearing of record in Book 10863, page 536, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, this 27th day of February 1998.

My Commission Expires: ~~5/23/98~~ 3/25/2000

Notary Public

PHILLIP E. ROSE SR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

3457 04/01/98 01:01:02PM CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10863 PG 539

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 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
TOTAL 293.90
CHECK 293.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/98 01 09:01 0001 3457

04 19336
IDENTIF. & REFERENCE

98 APR -1 AM 8:59

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.1273722