# WARRANTY DEED

BOOK 10866 PG 50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 1998.

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TAYLOR,PHILBIN,PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pedro Rodriquez | America's Wholesale Lender | 91-5-261 |
| (NAME) | (NAME) | |
| 612 Nashua Lane | 4500 Park Granda | 8DA-20850 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Calabasas, CA 91302-1613 | |
| (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, The Marchetti Company, a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pedro Rodriquez, an unmarried person, and Nestor Hernandez, an unmarried person, 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 Davison County, Tennessee, being Lot No. 1 on the Plan of Phase One, Brookewood, of record in Book 8250, Page 675, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to The Marchetti Company, a Tennessee corporation by deed from Kevin McGinn and wife, Cynthia McGinn of record in Book 10525, Page 68, 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 612 Nashua Lane, Nashville, TN 37209
(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.

98 APR -1 PM 3:13

0419932

IDENTIFYING REFERENCE

FELIX ... REGISTER
DAVIDSON COUNTY, T.N.

4088 04/01 0101 03CHECK 312.40

Witness our hands this 30th day of March, 1998.

The Marchetti Company

By _____

Michael V. Marchetti, President

BOOK 10866 PG 51

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jill L. Roller, a Notary Public in and for said County and State, personally appeared Michael V. Marchetti with whom I am personally acquainted and who upon his oath acknowledged himself to be President of The Marchetti Company, the within named bargainor and corporation, and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael V. Marchetti as such President.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 1998.

Commission expires: January 27, 2001

Jill L. Roller _____ Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 10866 PG 52

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CHRT | 82000.00 |
| CON TX | 303.40 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 312.40 |
| CASH | 312.40 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

04/01/98 01 15:13 0001 4088

04 19932
IDENTIF. # REFERENCE

98 APR -1 PM 3:13

REGISTER
DAVIDSON COUNTY, TN.

**No.** 1274350