B-34

WARRANTY DEED

BOOK 10966 PG 588

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$99,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH** DAY OF MAY, 1998

OFFICIAL SEAL
DELAINA D. DAVIS
NOTARY PUBLIC - STATE OF TENNESSEE
WILSON COUNTY
My Comm. Expires

Notary Public

~~February 19, 2002~~ 5-11-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Antonio Hernandez	**Right Mortgage Company**	**148-14-89**
(NAME)	(NAME)	
4712 Packard Drive	**325 West Main Street #200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Lebanon, TN 37087**	
(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, **Lavon E. Stevens**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Antonio Hernandez and Hector A. Rogel**, 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 County, Tennessee, being Lot No. 82 on the Plan of Blanchard Heights of record in Plat Book 2663, Page 62 and 63, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James T. Stevens and wife Lavon E. Stevens by deed of record in Book 4936, Page 116, Register's Office for County, Tennessee.

The said James T. Stevens having since died.

This instrument is executed on behalf of Lavon E. Stevens by Sharon Atwood as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10966, Page 587 in the 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 **4712 Packard Drive, Nashville, TN 37211**
(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.

044357
IDENTIF. ↑ REFERENCE

98 JUN -8 AM 10:00
FELIX Z. HILL, JR., REGISTER
DAVIDSON COUNTY, TN.

BOOK 10966 PG 589

Witness **my/our hand(s)** this **29th day of May, 1998**

Lavon E. Stevens By

Lavon E. Stevens
By: Sharon Atwood, Attorney-in-fact

Sharon S. Atwood
Atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5/29/98 before me personally appeared Sharon Atwood, the person who executed the foregoing instrument on behalf of Lavo E. Stevens, and acknowledged that she executed the same as the free act and deed of the said Lavon E. Stevens, through Power of Attorney granted her, by the said Lavon E. Stevens.

Angela M Lake
Notary Public

Commission Expires:

ANGELA M. LAKE
NOTARY
PUBLIC
AT
LARGE
RUTHERFORD CO.

My Commission Expires 2-19-2002

7365 06/08 0101 03CHECK 375.30

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

RECEIVED OF _____

FOR _____

BOOK 10966 PG 590

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 99000.00
CON TX 366.30
PRFEE 1.00
WDEED 8.00
TOTAL 375.30
CHECK 375.30

06/08/98 01 10:03 0001 7365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0447357
IDENTIF. ↑ REFERENCE

98 JUN -8 AM 10:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303260