WARRANTY DEED

BOOK 11311 PAGE 770

STATE OF TENNESSEE
COUNTY OF DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Angel L Guadarrama
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL) My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 100, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angel L. Guadarrama	**GMAC Mortgage Corporation**	**149-5-90**
(NAME) **4905 Barclay Square**	(NAME) **8360 Old York Road**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Elkins Park, PA 19117-1590**	
(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, **Gil Martinez**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angel L. Guadarrama and Carmen P. Monzalez**, 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:

* Husband and wife

Being Lot 110, on the Plan fo Terragon Trails, Section One of record in Plat Book 4860, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Brenda Carpenter by deed of record in Book 11296, Page 538, 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 **4905 Barclay Square, Antioch, TN 37013**
(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.

05409976
IDENTIF. ↑ REFERENCE

99 JAN 26 PM 1:02

[illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **19th day of January, 1999**.

Gil Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Brenda Carpenter 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 Nashville, Tennessee, this 19th day of January, 1999.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Notary Public

Commission expires:

My Commission Expires 2-19-2002

7258 01/26 0101 03CHECK 269.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11311** PAGE **772**

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

CAMT	69900.00
CON TX	258.63
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	269.63
CHECK	269.63

01/26/99 01 13:00 0001 7258

0540976
IDENTIF. # REFERENCE

99 JAN 26 PM 1:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416662