# WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
File Box "7"
(37626)

BOOK 11380 PG. 91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS [illegible] $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF FEBRUARY 1999.

Victor Hazelwood
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: May 9, 2002
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Abieser Morales** | **FT Mortgage Companies d/b/a Sunbelt National Mortgage** | **149-4-176** |
| (NAME) | (NAME) | |
| **2635 Willow Branch Drive** | **2974 LBJ Freeway Suite 200** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | **Dallas, TX 75234** | |
| (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, **Loretta J. Kudera, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abieser Morales and wife, Yvette D. Morales**, 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. 529 on the Plan of Edge-O-Lake Estates Section 7 of record in Plat Book 3700, Page 79, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Loretta J. Kudera, unmarried by deed of record in Book 7256, Page 183, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Loretta J. Kudera by Esther F. Rambo as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11380, Page 90, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2635 Willow Branch Drive, Nashville, TN 37217**
(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.

0559885

MAP-PARCEL REFERENCE

99 MAR 11 PM 3:16

RECORDED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7312 03/11 0101 02CHECK 318.10

Witness my/our hand(s) this 26th day of February, 1999.



Loretta J. Kudera by Esther F. Rambo attorney in fact
Loretta J. Kudera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this February 26th, 1999 before me personally appeared Esther F. Rambo, person who executed the foregoing instrument on behalf of Loretta J. Kudera, unmarried, and acknowledged that she executed the same as the free act and deed of the said Loretta J. Kudera, through Power of Attorney granted Esther F. Rambo, by the said Loretta J. Kudera.

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

Commission Expires: 5/26/2002

# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11380** PG. **93**

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

0559885

CROSS REFERENCE

99 MAR 11 PM 3:16

| | |
|---|---|
| CAMT | 83000.00 |
| CON TX | 307.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 318.10 |
| CHECK | 318.10 |

03/11/99 01 15:16 0001 7312

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

**No.** 1436454