Book 1

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 1999.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires 2-19-2002

BOOK 11473 PG. 172

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodrigo A. Giron	**GMAC Mortgage Corporation**	**162-3-405**
(NAME)	(NAME)	
5002-4 Karen Ray Drive	**8360 Old York Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, **Edward J. Radek and wife Doris E. Radek**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodrigo A. Giron and wife Deisy L. Matamoros**, 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. 301 on the plan of Haywood Hills, Section 5, of record in Book 4675, pages 143 and 144, Register's Office for said County.

Said Lot No. 301, which is a corner lot, fronts 95.0 feet on the southeasterly margin of Karen Ray Drive and fronts 90.0 feet on the northeasterly margin of Bart Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 115.0 feet on the northeasterly line and 120.0 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Edward J. Radek and wife, Doris E. Radek by deed of record in Book 6698, Page 154, 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 **5002-4 Karen Ray Drive, 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.

0585428

IDENTIFICATION REFERENCE

99 MAY 11 PM 12:35

RECORDED TO OFFICIAL RECORDS

322.50

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

Witness **my/our hand(s)** this **30th day of April, 1999**.

Edward J. Radek
Edward J. Radek

Doris E. Radek
Doris E. Radek

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 Edward J. Radek and Doris E. Radek the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

Commission expires:

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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DAMT 95000.00
CO TX 351.50
PRFEE 1.00
UCC 8.00
CFEE 2.00
TOTAL 362.50
CHECK 362.50
12:38 0001 4425

0585428

IDENTIFICATION & REFERENCE

99 MAY 11 PM 12:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459077