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WARRANTY DEED

EJD-99-2729

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES 5-26-02
(AFFIX SEAL)

VICKI HAZELWOOD NOTARY PUBLIC DAVIDSON COUNTY AT LARGE

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

[illegible] Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
[illegible] Franklin Rd., Suite 150, Brentwood, TN 37027
1885 C.R. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Ramos	Mellon Mortgage Company	MAP 162
(NAME)	(NAME)	
505 Ashlawn Circle	1900 Saint James Place	GROUP 05-O
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Houston, TX 77056	PARCEL 301
(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, Sherry A. Martin Warren and husband, Michael J. Warren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria Ramos

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:

Being Lot No. 70 on the Plan of Hickory View, Section Three, as of record in Plat Book 6250, Page 960, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sherry A. Martin by deed from John R. Hardesty and wife, Linda C. Hardesty of record in Deed Book 10082, page 951, Register's Office for said County. Said Sherry A. Martin having since married and is now known as Sherry A. Martin Warren.

Said Michael J. Warren joins in this Deed of Trust for the purpose of conveying and waiving any and all right, title and interest, if any, he may have in and to the said property. The said Michael J. Warren having no personal liability in connection with the loan to which reference is made herein.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6893, page 570, Register's Office for said County.

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

99 JUL -8 PM 12:57

0609335

PICKUP

unimproved ( )
This is improved (X) property, known as 505 Ashlawn Circle, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (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.

Witness our hand s this day of 19

Sherry A. Martin Warren

Michael J. Warren

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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 Sherry A. Martin Warren and husband, Michael J. Warren

the bargainor s, 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 25th day of June 1999.

Commission expires 3/23/2002

CEY TRUMAN HOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

.RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0609335

INSTRUMENT REFERENCE

99 JUL -8 PM 12:51

REGISTER
DAVIDSON CTY. TN.

CHK'T
107000.00
CON TX 393.50
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 406.50

CHECK 406.50
07/08/99 01 12:53 0001 9955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488322