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 15TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES May 28, 2003
(AFFIX SEAL)

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

BOOK 11679 PAGE 465

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael P. Licona	GMAC Mortgage Corporation	149-13-58
(NAME)	(NAME)	
4734 Debra Drive	6 Cadillac Drive Suite 150	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37207	
(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, Larry D. Owens and wife, Pearl Owens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rafael P. Licona married and Carlos A. Prudencio, unmarried as joint tenants with the right of survivorship, 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. 70 on the Plan of Debra Heights, Section 3, of record in Book 4175, Page 6, Register's Office for said County.

SAID Lot No. 70 fronts 108 feet on the southeasterly side of Debra Drive and runs back 145 feet on the northeasterly line and 96 feet on the southwesterly line to a dead line measuring 82.98 feet.

Being the same property conveyed to Larry D. Owens and wife, Pearl Owens, by deed of record in Book 4696, Page 228, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4734 Debra 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.

06405B6

REFERENCE

99 SEP 29 AM 9:30

REGISTER
DAVIDSON COUNTY, TN.

STATE 09/29 0101 03CHECK 362.50

Witness my/our hand(s) this 15th day of September, 1999

Larry D Owens

Larry D Owens

Pearl Owens

Pearl Owens

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 Larry D. Owens and wife, Pearl Owens with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 1999.

Commission expires: May 28, 2003

Tammy L Jones

TAMMY L. JONES Notary Public

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003

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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0640586

REFERENCE

99 SEP 29 AM 9:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

09/29/99 01 09:33 0001 351B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521429