# WARRANTY DEED

Prepared by and Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Clemente Rodriguez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES:.

My Commission Expires 12/23/01 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE EDWARD A. TIGNOR JR. WILSON CO. TENN.

**THIS INSTRUMENT WAS PREPARED BY** LAWRENCE NOLAN, ATTY
, 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clemente Rodriguez | Clemente Rodriguez | |
| (NAME) | (NAME) | |
| 2307 Weona Drive | 2307 Weona Drive | 84-11/00251 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN ~~38037~~ 37214 | Nashville, TN 37214 | |
| (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, William H. Dorris and R. B. Huffine as tenants in common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clemente Rodriguez and wife, Ana Rodriguez, 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:

**SEE ATTACHED EXHIBIT A**

Instr:200001110003581 Page: 1 OF 2
REC'D FOR REC 01/11/2000 8:43:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $469.90

unimproved ☒

This is improved ☐ property, known as 2307 Weona Drive, Nashville, TN 37214

(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.

Witness my/our hand(s) this 9th day of December, 1999.

William H. Dorris

R. B. Huffine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared William H. Dorris and R. B. Huffine as tenants in common and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this. 12/9/99

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE EDWARD A. TIGNOR JR. WILSON CO. TENN.

My Commission Expires 12/23/01

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Resubdivision of Lot 260 of C.R. Quarles Lands Maplecrest Subdivision, as shown on plat of record in Plat Book 6200, page 493, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.



Being the same property conveyed to William H. Dorris and R.B. Huffine, as tenants in common by Warranty Deed fromBradley D. Houser, dated 3/4/99, of record in Book 11368, page 657, Register's Office for Davidson County, TN.