WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Mario A. Jimenez
Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 28, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires May 28, 2003

Instr:200002030011218 Page: 1 OF 2
REC'D FOR REC 02/03/2000 9:51:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $388.50

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
Angela A. Flores	GMAC Mortgage Corporation	150-5-171
(NAME)	(NAME)	
2905 EDGE MOORE DRIVE	6 Cadillac Drive Suite 150	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37217	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, Ruth M. Gronbeck-Klumpp. married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela A. Flores and Mario A. Jimenez, 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 Noumber 763 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Romer M. Gronbeck and wife, Ruth M. Gronbeck, by deed of record in Book 7955, Page 194, Register's Office for Davidson County, Tennessee.

Romer M. Gronbeck having since died

Ruth M. Gronbeck Klumpp being on in the same person as Ruth M. Gronbeck

unimproved ☐
This is improved ☒ property, known as 2905 Edge Moore 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.

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

Ruth M. Gronbeck-Klumpp

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 Ruth M. Gronbeck Klumpp with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the within instrument for the purpose therein contained.

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

Commission expires: May 28, 2003

TAMMY JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 28, 2003