Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2003.

(AFFIX SEAL)

Instr:200003230029575 Page: 1 OF 2
REC'D FOR REC 03/23/2000 11:40:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $407.00

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
Marco Antonio Juares	Marco Antonio Juares	119-9-51
(NAME)	(NAME)	
2704 Grandview Ave.	2704 Grandview Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Ruby W. Aldridge, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marco Antonio Juares, 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. 37 on the Revised and Corrected Plan of Thompson & Ring's Subdivision of Edenwold Park, of record in Book 332, Page 29, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the easterly margin of Marshall Avenue and runs back 150 feet between parallel lines to a dead line.

Being the same property conveyed to the Ollie T. Aldridge and wife, Ruby W. Aldridge by deed of record in Book 3928, Page 554, Register's Office for Davidson County Tennessee. The said Ollie T. Aldridge having been deceased.

unimproved ☐

This is improved ☒ property, known as 2704 Grandview Ave., Nashville, TN 37211

(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 2nd day of February, 2000.

Ruby W. Aldridge

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 Ruby W. Aldridge with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of February, 2000.

Commission expires: May 26, 2003

Victor Hazelwood — Notary Public

