File: Box 13

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Angel Flores
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2000.

Elizabeth E. Tipton
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

Instr:200005040045013 Page: 1 OF 2
REC'D FOR REC 05/04/2000 9:44:24AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $323.75

#618

**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 |
|---|---|---|
| Angel Flores | Franklin American Mortgage Company | 147-7-242 |
| (NAME) | (NAME) | |
| 333 Alice Avenue | 501 Corporate Centre Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Franklin, TN 37067 | |
| (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, Macletus Y. Smith, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angel Flores and wife, Angelica Jaramillo, 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. 7 on the Map showing Subdivision of Pritchett Land, of record in Plat Book 421, page 70, as revised by ReSubdivision recorded in Plat Book 4460, page 131, Register's Office for Davidson County, Tennessee, (which relocates Alice Avenue) to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Maletus Y. Smith unmarried, by deed of record in Book 7980, Page 2, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 333 Alice Avenue, 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 19th day of April, 2000.

Macletus Y. Smith

Macletus Y. Smith

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 Macletus Y. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of April, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public

