# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$58,000.00.**

Anthony Cruz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE **30th day of June, 2000.**

Notary Public

MY COMMISSION EXPIRES: July 26, 2000.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires JULY 26, 2003

**THIS INSTRUMENT WAS PREPARED BY:**
**Michael J. Philbin ,P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Anthony Cruz** | **Mortgage Investors Group** | **162-9-C-713CO** |
| (NAME) | (NAME) | |
| **715 Apple Court** | **320 N. Cedar Bluff Rd.** | **05DU38182** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **Knoxville, TN 37923** | |
| (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, I, **RUFUS H. JONES**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY CRUZ, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. A, located on Lot No. 20 on the Plan of Cedarwood Condominiums, Phase III, (Revised), of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Rufus H. Jones by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 9750, Page 309 Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **715 Apple Court, 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 30th day of June, 2000.

Rufus H. Jones

Instr:200007030065627 Page: 1 OF 2
REC'D FOR REC 07/03/2000 9:46:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $214.60

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 Rufus H. Jones, the bargainor, 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 30th day of June, 2000.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003