WARRANTY DEED

Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUDGE R. WOODS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/08/00 08:12 2pgs
Fees:11.00 Taxes:249.75

20001208-0120854

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia J. Willard	Mortgage Edge Corp	Map 108
(NAME)	(NAME)	
1111 Waggoner Court	1355 Beverly Rd # 330	Group 03-0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	McLean, VA 22101	Parcel 170
(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,

Jose S. Laguana Jr. and wife Lori A. Laguana

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia J. Willard, unmarried

, 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. 146-B. Zone Lot Division, Section Six, Patio Villa, as shown by plat of record in Plat Book 6250, page 570&571, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jose S. Laguana Jr. and wife Lori A. Laguana by deed from Morris K. English and wife Cheryl K. English of record in Deed Book 9398, page 710, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6555, page 576, and Book 7266, Page 827, Register's Office for said County.

Charter for Homeowner' Association of record in Book 6031, Page 493, Register's Office for said County.

Still subject to Homeowner's Association dues.

Avigation Easement as shown of record in Deed Book 9398, Page 708, Register's Office for said County.

By-Laws of record in Book 5970, Page 861, and Book 6406, Page 709, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1111 Waggoner Court, 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 30th day of November, 2000.

Jose S. Laguana Jr. By Attorney in Fact

Lori A. Laguana by Attorney in Fact

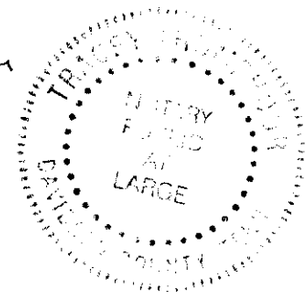
STATE OF Tennessee
COUNTY OF Davidson

On this the 11/30/2000, before me personally appeared Nicholas M. Barbier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jose S. Laguana, Jr. And Lori A. Laguana, and who acknowledged that he executed the same as the free act and deed of the said Jose S. Laguana and Lori A. Laguana by virtue of that Power of Attorney, duly executed by the said Jose S. Laguana and Lori A. Laguana and being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at CTC Hermitage, this

My Commission Expires: 3/23/02

Notary Public



File Number200010118

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122