WARRANTY DEED

THIS IS TO CERTIFY THAT IS A TRUE AND EXACT COP OF THE ORIGINAL.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,377.18

Danny Lachmandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2000.

Elizabeth E Triplett
Notary Public

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

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
Danny Lachmandez	Alliance Mortgage Company	82-7-204
(NAME)	(NAME)	
2003 Woodwind Cir	P.O. Box 44040.	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Jacksonville, FL 32231	
(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, Margaret L. Walker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Lachmandez, married, 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. 4 on the Plan of Townwood Homes, Section 1, of record in Book 3106, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property as conveyed to Margaret L. Walker by deed of record in Book 6058, Page 238, Register's Office for Davidson County, Tennessee.

Margaret Lucille Gibbs Walker and Margaret L. Walker being one and the same person.

This instrument is executed on behalf of Margaret L. Walker by Patsy Y. Taylor as her Attorney In Fact pursuant to recorded Power of Attorney of record recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Alliance Mortgage of record in Book 6085, Page 241, said Register's Office with a present unpaid balance of approximately $20,377.18, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ☐

This is improved ☒ property, known as 707 Joseph Ave., Nashville, TN 37207
(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.

Davidson County DEEDWARR
Recvd: 12/27/00 14:51 2pgs
Fees:11.00 Taxes:112.40
20001227-0126334

Witness my/our hand(s) this 21st day of November, 2000.

Margaret L Walker by Patsy Y. Taylor

Margaret L. Walker
by Patsy Y. Taylor her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21st day of November, 2000, before me personally appeared Patsy Y. Taylor, the person who executed the foregoing instrument on behalf of Margaret L. Walker and who acknowledged that she executed the same as the free act and deed of the said Margaret L. Walker, through Power of Attorney granted Patsy Y. Taylor by the said Margaret L. Walker

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2000.

Commission expires: May 26, 2002

Elizabeth E Triplett

~~Victor Hazelwood~~ Notary Public

