File: Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/01 15:05 2pgs
Fees:11.00 Taxes:314.50

20010111-0003693

#1279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Carlos Guillen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2000.

Victor Hazelwood
Notary Public

Victor Hazelwood
5-26-02

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
Carlos Guillen	GMAC Mortgage Corporation	51-3-101
(NAME)	(NAME)	
616 Barbara Drive	6 Cadillac Drive Suite 150	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37207	
(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, Estate of Douglas Walrond, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos Guillen, 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:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Section 2, Pleasant Acres, of record in Book 2133, page 75, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southeasterly margin of Freywood Drive at the common corner of Lot No. 76 and 75; thence southeasterly 131.82 feet along the common line of Lots Nos. 75 and 76 to the common corner of Lots Nos. 74, 75 and 76; thence southwesterly 150.0 feet along the common line of Lots Nos 74 and 75 to a point on the northeasterly margin of Barbara Drive at the common corner of said Lots; thence northwesterly 98.0 feet along said margin to the beginning of a curve; thence northwesterly 31.42 feet around said curve to a point on the southeasterly margin of Freywood Drive; thence northeasterly 105.0 feet along said margin to the point of beginning.

Being the same property conveyed to Douglas Walrond and wife Margaret H. Walrond, by deed of record in Book 3617, Page 159, Register's Office for Davidson County, Tennessee. The said Margaret H. Walrond predeceased Douglas Walrond. Douglas Walrond having since died leaving Darlene Andrews to serve as Executrix with the right to sell this property reference docket # 99P-1925 or Will Book 231, Page 736, Davidson County Probate Court.

unimproved ☐

This is improved ☒ property, known as 616 Barbara Drive, Madison, TN 37115

(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 our hands this 29th day of December, 2000.

Estate of Douglas Walrond

By: Darlene R. Andrews, Executrix

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Darlene Andrews with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Douglas Walrond, and that she as such Executrix, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2000.

Commission expires: May 26, 2002

Victor Hazelwood

~~Elizabeth E. Triplett~~ Notary Public

Victor Hazelwood