WARRANTY DEED

B434

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

David Zuniga G.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2001

Notary Public

MY COMMISSION EXPIRES: 2-

(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
David Zuniga Gonzalez	Right Mortgage Company	135-14C-7
(NAME)	(NAME)	
725 Vanguard Place	106B West Hills Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lebanon, TN 37087	
(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, TRAVELERS BANK & TRUST, FSB, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Zuniga Gonzalez 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. 7, Ransom Village Subdivision, of record in Plat Book 7900, pages 833 and 834, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Travelers Bank & Trust, FSB by Substitute Trustee's Deed of record as instrument no. 200011080111258, Register's Office for Davidson County, Tennessee.

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

Taxes for 2001 and subsequent years, a lien not yet due and payable.

Davidson County DEEDWARR
Recvd: 01/16/01 13:13 2pgs
Fees:11.00 Taxes:384.43

20010116-0004586

unimproved ☐
This is improved ☒ property, known as 725 Vanguard Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis. And GRANTOR does further convenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever 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 12th day of January, 2001.

Heather A Osborne

Mitchell Hooks

Travelers Bank & Trust, FSB

By:

Attest:

STATE OF Maryland
COUNTY OF Baltimore

Before me, the undersigned, a Notary Public in and for the State of Maryland, Baltimore County aforesaid, personally appeared Michael G. Saulsbury with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of the Travelers Bank & Trust, FSB a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Baltimore, Maryland this 12th day of January, 2001.

Commission expires: 10/31/01



Notary Public