Box 1

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
My Commission Expires 2-19-2002

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Minerva Marrero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF MAY, 2001.**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Minerva Marrero	**SunTrust Bank, a Georgia Corporation**	**148-3-63**
(NAME)	(NAME)	
110 Cherokee Hills Drive	**201 4th Avenue North**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37219**	
(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 M. Santos and wife Esther Hernandez**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Minerva Marrero, married and Elsa Hernandez, 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. 405 on the Plan of Cherokee Hills Subdivision, Section 4 of record in Plat Book 3500, Page 113, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jose M. Santos and wife, Esther Hernandez by deed of record in Book 10437, Page 257, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **110 Cherokee Hills Drive, Antioch, TN 37013**

(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: 05/30/01 08:58 2pgs
Fees:11.00 Taxes:425.50

20010530-0055544

Witness **my/our hand(s)** this **25th day of May, 2001**.

Jose M. Santos

Esther Hernandez

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 Jose M. Santos and Esther Hernandez the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 25th day of May, 2001.

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires 2-19-2002