WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/01 14:03 2pgs
Fees:11.00 Taxes:325.23

20010607-0060105

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: June 16, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Victoria Brantley	Chase Manhattan Mortgage Corporation	Map 162-1-C-/Parcel 74.00CO
(NAME)	(NAME)	
498 Hickory Glade Drive	5409 Maryland Way, Suite 202	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, Kirssis Alvarez, an unmarried person and Rafael Jimenez, a married person, (sic Rafael Jimenz) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha Victoria Brantley, an unmarried person, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 74 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kirssis Alverez, an unmarried person and Rafael Jimenz, a married person by warranty deed of Joanne S. Langley Wyatt and husband, Gary P. Wyatt of record in Instrument No. 200004110036546, Register's Office of Davidson County, Tennessee.

MAXIMA JIMENEZ JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE IN THE ABOVE DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO: (1) 2001 Metropolitan Davidson County Taxes which have been prorated and assumed by Grantor Map 162-01-0-C Parcel 74.00CO; (2) Subject to all matters appearing on plan of record in Book 6250, page 889, amended in Book 6900, page 41; (3) Sanitary sewers and or storm drainage easement in Book 7384, page 941; (4) Declaration of covenants, conditions and restrictions of record in Book 6824, page 929, and as re-recorded in Book 6898, page 896, Register's Office of Davidson County, Tennessee; amendment to declaration of covenants, conditions and restrictions of record in Book 6824, page 952, re-recorded in Book 6898, page 919, amendments in Book 6898, page 920, and Book 6957, page 473, said Register's Office; (5) Declaration of amendment and statement of easement in Book 7959, page 869; (6) Charter of Hickory Glade Homeowners Association, Inc. of record in Book 6845, page 780, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 498 Hickory Glade 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.

Witness our hands this 30th day of May, 2001.

Kirssis Alvarez

Rafael Jimenez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Kirssis Alvarez and Rafael Jimenez, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of May, 2001.

Commission expires: June 16, 2004

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN

Yvette Lyn Meldrum Notary Public