WARRANTY DEED

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day June 2001

Notary Public

MY COMMISSION EXPIRES:. 5/20/02 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia J. Fonseca Juan Fonseca and Carol Fonseca	SAME	117-3D-204
(NAME) 204 Hillsboro Place	(NAME) SAME	
(ADDRESS) Nashville, TN 37215	(ADDRESS) SAME	
(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, **Brian M. Minderman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alicia J. Fonseca, a single person, and Juan Fonseca and Carol Fonseca, husband and wife**, 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 Unit No. 204 on the Plan of Hillsboro Station Condominiums, Hillsboro Place of record in Plat Book 6250, page 751-753, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian M. Minderman by Deed from Timothy E. Sullivan and wife, Cynthia B. Sullivan dated 8/8/97, recorded 8/11/97 in Book 10564, page 474, Register's Office for Davidson County, Tennessee.

unimproved
This is improved ☒ property, known as 204 Hillsboro Place, Nashville, TN 37215
(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/my hands this 7th day 2001.

Brian M Minderman by Gregory Alexander POA Elrod
Brian M. Minderman

Emily Minderman by Gregory Alexander Elrod POA

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Brian M. Minderman and Emily Minderman By Gregory Alexander Elrod POA and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein.
Witness my hand and official seal at Nashville, Tennessee this. 6/17/01

Commission expires: 5/20/02

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

Davidson County DEEDWARR
Recvd: 06/18/01 08:56 1pgs
Fees:11.00 Taxes:451.40

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