WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/01 12:02 1pgs
Fees:11.00 Taxes:377.40

20010620-0065405

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF 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
Robert W. Huttinger Jr.	SAME	162-6-212
(NAME)	(NAME)	
258 Ocala Dr	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, I, **Robert W. Huttinger Jr. (now being married)** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **ALEJANDRO CHAVEZ SOSA AND WIFE, MARGARITA RAMIREZ.**, 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:

Being Lot No. 157 on the Plan of fair Oaks Section II of record in Book 4460, page 52, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Robert W. Huttinger, Jr. by Quitclaim Deed from Carolyn Jean McClure Huttinger dated 8/14/91, recorded 8/14/91 in Book 8420, page 791, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 258 Ocala Dr., Nashville, TN 37211

(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 6/15/01.

Robert W. Huttinger, Jr.

Susan Huttinger

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Robert W. Huttinger, Jr , and wife, Susan Huttinger and acknowledged that they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2001.

Commission expires:
5/20/02

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public