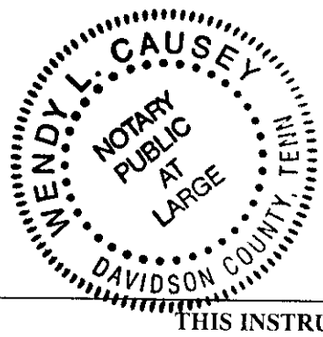
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,900.00

Charlise Tuggle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF ~~JUNE~~ July, 2001.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 07/25/01 09:21 2pgs
Fees:13.00 Taxes:254.93
20010725-0078771

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlise Tuggle	GMAC Commercial Mortgage Corporation	Map 75
(NAME) 706 Rachels Trail	(NAME) PO Box 963	Group 07-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Horsham, PA 19044	Parcel 216
(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,

Diego R. Herrera and Wife, Kimberly Hererra,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charlise Tuggle, A Single 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:

Being Lot No. 41-A, Zone Lot Division – Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, and 48 on the Plan of Rachel's Square, Section Two, as of record in Plat Book 6250, Page 540, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Diego R. Herrera and Wife, Kimberly Hererra by deed from Resolution Trust Company of record in Deed Book 9553, page 586, Register's Office for said County.

Restrictive Covenants of record in Record Book 6455, Page 135; Record Book 6619, Page 777 and Record Book 8030, Page 757, Register's Office of said County.

By-Laws in Record Book 6619, Page 782, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6683, Page 576, Register's Office for said County.

Subject to Homeowner's Association dues.

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

unimproved ☐

This is improved ☒ property, known as 706 Rachels Trail, Hermitage, TN 37076

(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 my/our hand(s) this 22nd day of June, 2001.

Diego R. Herrera

Kimberly Hererra

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 Diego R. Herrera and Wife, Kimberly Hererra the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day July, 2001

My Commission Expire: 5-28-2003

Notary Public

File Number2105377

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WENDY L. CAUSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.