File: Box 13
#2574

Davidson County DEEDWARR
Recvd: 11/19/01 11:27 2pgs
Fees:13.00 Taxes:451.03
20011119-0126308

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $121,900.00

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this 26th day of October, 2001.

Elizabeth E Trott
Notary Public
My commission expires: 05/30/04

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Silvestre Tobar<br>4512 Hunters Green Circle<br>Antioch TN 37013 | Transland Financial Services<br>2700 Westhall Lane, Ste 210<br>Maitland, FL 32751-7294 | 149-05-0-B<br>4.00CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, E. Michael Millraney, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Silvestre Tobar and Epifania Tobar, both unmarried, as joint tenants with right of survivorship hereinafter called the Grantees, their successors 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. 4 on the Plan of Hunter's Green, Final Plat, of record in Book 9700, Page 424, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashli V. Head and E. Michael Millraney by deed from Deluxe Homes, LLC of record in Book 11104, page 81, Register's Office for Davidson County, Tennessee, being further conveyed to E. Michael Millraney by Quitclaim Deed from Ashli V. Head of record in Book 11366, page 952, Register's Office for Davidson County, Tennessee.

Subject property is not the marital residence of Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4512 Hunters Green Circle, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of October, 2001.

E. Michael Millraney

E. Michael Millraney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, E. Michael Millraney, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of October, 2001.

Catherine R. Vass

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

