WARRA



#2728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fidel A. Vilorio	Transland Financial Services, Inc.	95-12-97
(NAME)	(NAME)	
304 Emery Drive	2700 Westhall Lane, Ste. 210	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Maitland, FL 32751-7294	
(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, Mary Hipps, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fidel A. Vilorio and wife, Bertha L. Blanco, 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, State of Tennessee, being Lot No. 38 on the plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County, and more particulary described as follows:

Lot No. 38 fronts 108.3 feet on the westerly side of Emery Drive and runs back 140 feet on the Northerly line and 222 feet on the southerly line to the southeasterly line of Lot No. 40, running 136 feet thereon.

Being the same property conveyed to Clyde Hipps and wife, Mary Hipps, by deed of record in Book 2246, Page 553, Register's Office for Davidson County, Tennessee. Clyde Hipps having since died.

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

unimproved ☐
This is improved ☒ property, known as 304 Emery Drive, Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 01/22/02 15:35 2pgs
Fees:13.00 Taxes:458.80



20020122-0008668

Witness my/our hand(s) this 29th day of November, 2001.

Mary M. Hipps

Mary Hipps

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 Mary Hipps with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2001.

Commission expires: May 26, 2002

Elizabeth E Triplett

Notary Public

