File Box B

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#2862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2002.

Elizabeth E Triplett
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
Hector Sauceda	Right Mortgage Company	149-0-137
(NAME)	(NAME)	
2532 Johnson ridge Road	106-B West Hill Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/29/02 15:36 2pgs
Fees:13.00 Taxes:577.20

20020129-0012629

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, Kenneth E. Baker and wife, Marlene O. Baker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hector Sauceda and Rosalia Mendez Ramos* 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:

* both husband, as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 37 on the Final Plat of Oakwood Subdivision, Section One, of record in Plat Book 7900, Page 419, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth E. Baker and wife Marlene O. Baker, by deed of record in Book 9195, Page 51, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Marlene O. Baker by Kenneth E. Baker as her Attorney In Fact pursuant to recorded Power of Attorney of record in Book *, Page _____, in the Register's Office for Davidson County, Tennessee.

* 20020129-0012628

unimproved ☐
This is improved ☒ property, known as 2532 Johnson Ridge Road, Antioch, TN 37013
(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 24th day of January, 2002.

Kenneth E. Baker

Marlene O. Baker by Kenneth E. Baker Atty in Fact

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

Witness my hand and official seal at Nashville, Tennessee, 24 day of January, 2002.

Elizabeth E. Triplett Expires: 5-26-02

Notary Public

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of January, 2002, before me personally appeared Kenneth E. Baker, the person who executed the foregoing instrument on behalf of Marlene O. Baker and acknowledged that he executed the same as the free act and deed of the said Marlene O. Baker, through Power of Attorney granted him by the said Marlene O. Baker.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2002.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.