Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF APRIL, 2002.**

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ciriaco Centeno	**GMAC Mortgage Corp.**	**148-08-0 154.00**
(NAME) **4405 Dowdy Drive**	(NAME) **6 Cadillac Drive, Suite 150**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Brentwood, TN 37027**	
(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, **Amanda L. Mundell f/k/a Amanda L. Duncan** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ciriaco Centeno and wife Nancy Jo Centeno**, 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. 160 on the Plan of Hazelwood, Section 13, as of record in Book 4595, page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 160 fronts 65.06 feet on the southerly margin of Dowdy Drive and extends back 109.20 feet on the westerly line and 171.41 feet on the easterly line to a line in the rear measuring 86.47 feet.

Being the same property conveyed to Amanda L. Duncan by deed of record in Book 10470, Page 496, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Amanda L. Mundell by J.J. Love as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020501005359a in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **4405 Dowdy Drive, 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.

Davidson County DEEDWARR
Recvd: 05/01/02 09:28 2pgs
Fees:13.00 Taxes:347.80

20020501-0053593

Witness **my/our hand(s)** this **26th day of April, 2002**.

Amanda L. Mundell
by: J.J. Love, Atty-in-fact

Amanda L. Mundell

State of Tennessee County of Davidson

On this 26th day of April, 2002 before me personally appeared J.J. Love , the person who executed the foregoing instrument on behalf of Amanda L. ~~Mundell~~ Mundell, and acknowledged that she executed the same as the free act and deed of the said ~~J.J. Love~~ Amanda L. Mundell, through Power of Attorney granted J.J. Love, by the said Amanda L. ~~Mundell~~ Mundell

Notary Public

Commission Expires:

1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.