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# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/02 11:59 2pgs
Fees:13.00 Taxes:473.60

20020517-0060698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 1/28/2006

(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 |
|---|---|---|
| Tomas Gomez | Right Mortgage Company | 148-14-324 |
| (NAME) | (NAME) | |
| 144 Colemont Court | 106-B West Hill Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Lebanon, TN 37087 | |
| (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, Helen W. Perkins and husband Stanley Perkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tomas Gomez and wife, Maria Montero-Sanchez, 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:

Described property located in the City of Nashville, Davidson County, Tennessee being lot NO. 2 on the Plan of Maple Valley Subdivision, Section One, as of record in Book 6200, Page 477, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Helen W. Wilson, by deed of record in Book 9897, Page 17, Register's Office for Davidson County, Tennessee. Helen W. Wilson and Helen W. Perkins being one and the same.

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

Stanley Perkins joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐
This is improved ☒ property, known as 144 Colemont Court, 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.

MAY-15-2002 16:38 ADVANTAGE TITLE 615 777 2015 P.02/03

Witness my/our hand(s) this 15th day of May, 2002.

Helen W. Perkins

Stanley Perkins

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 Helen W. Perkins and Stanley Perkins 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 15th day of May, 2002.

Commission expires: May 26, 2002

Notary Public

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