Box: 13

File #3359 **WARRANTY DEED**

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 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
Filemon Navarro	Transland Financial Services, Inc.	148-7-70
(NAME)	(NAME)	
1511 Denise Court	2700 Westhall Lane	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	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, Ernest B. Quinn Jr. and wife, Martha E. Quinn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Filemon Navarro and wife, Esperanza Valera, 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, Tennessee, being Lot No. 813 on the Plan of Cherokee Hills, Section Eight of record in Plat Book 3700, Page 154, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 813 fronts 57.9 feet on the west side of Denise Court and runs back between lines 164.9 feet on the north line and 123.6 feet on the south line, to a dead line in the rear, which is a broken line, measuring 115.4 feet thereon.

Being the same property conveyed to Ernest B. Quinn, Jr. and wife Martha E. Quinn, by deed of record in Book 5184, Page 271, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1511 Denise 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.

Davidson County DEEDWARR
Recvd: 06/26/02 12:11 2pgs
Fees:13.00 Taxes:331.15
20020626-0076843

Witness my/our hand(s) this 31st day of May, 2002.

Ernest B. Quinn Jr.

Martha E. Quinn

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 Ernest B. Quinn, Jr. and wife Martha E. Quinn with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2002.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006