Davidson County DEEDWARR
Recvd: 03/12/03 12:40 2pgs
Fees:13.00 Taxes:81.40
20030312-0033078

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WARRANTY DEED

This Indenture made this **7th** day of **March, 2003** between **April Higuera, unmarried, ,** GRANTOR, and **Andrew Green ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot 12, on the Plan of Montrose Place of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING PART OF THE SAME PROPERTY Conveyed to April D. Higuera by Quitclaim Deed from Lori Sue Johnson of record in Instrument No. 20021108-0138223, Register's Office for Davidson County, Tennessee.

This property is subject to all matters appearing on subdivision plat of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Unimproved property known as Lot 12, Montrose Place.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **7th** day of **March, 2003.**

April Higuera

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named April Higuera, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 7th day of March, 2003.

Gail Marshall
NOTARY PUBLIC

Gail Marshall Notary Public At Large Davidson County, Tennessee

MY COMMISSION EXPIRES:

My Commission Expires March 25, 2006

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $22000

Affiant

Subscribed and sworn before me this 7th day of March, 2003.

Gail Marshall
NOTARY PUBLIC

Gail Marshall Notary Public At Large Davidson County, Tennessee

My Commission Expires March 25, 2006

MY COMMISSION EXPIRES: _____

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Return To:
Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Andrew Green
1007 Caruthers
Nashville, Tennessee 37204

Send Tax Bills to:
Andrew Green
1005 Caruthers Ave
Nashville, TN 37204

Map & Parcel Number:

Part of Map 118 Group 01-0 Parcel 181