#6487 Box 13

WARRANTY DEED

LESLIE J. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

*Juan Antonio Herrera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2003.

Leslie J. Harvey
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Antonio Herrera	Juan Antonio Herrera	91-2-164
(NAME)	(NAME)	
6106 Morrow Rd.	6106 Morrow Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/03/03 15:16 2pgs
Fees:13.00 Taxes:166.50

20030903-0127837

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, Ed Meadows, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUAN ANTONIO HERRERA, MARRIED, 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 the easterly 34 feet of Lot No. 7, of Block 4, on the plan of Cherokee Park Subdivision, of record in Book 161, page 75, said Register's Office, being Lot No. 1 on an unrecorded survey of Lot Nos. 7,9,11 and 13, Block 4, of Cherokee Park Subdivision.

Being the same property conveyed to Ed Meadows, by deed of record in Instrument No. 20021114-0141350, 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 6106 Morrow Rd., Nashville, TN 37209
(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 26th day of August, 2003.

Ed Meadows

Ed Meadows
By Evan Douvlis
His Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of August, 2003, before me personally appeared Evan Douvlis, the person who executed the foregoing instrument on behalf of Ed Meadows and who acknowledged that he executed the same as the free act and deed of the said Ed Meadows, through Power of Attorney granted him by the said Ed Meadows.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2003.

Commission expires: ~~May 28, 2006~~

Leslie S. Harvey
Notary Public

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006