WARRANTY DEED



Davidson County DEEDWARR
Recvd: 11/14/03 09:12 2pgs
Fees:13.00 Taxes:1021.20



20031114-0166449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First National Title of Nashville, LLC, 1130 8th Avenue South, Suite 303, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elias and Ileana Marrero	Elias and Ileana Marrero	
(NAME) 5513 Cottonport Drive	(NAME) 5513 Cottonport Drive	Map 171-8A
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	Parcel 119.00
(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, **NATIONAL CITY HOME LOAN SERVICE, INC.**, A Delaware corporation, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ELIAS MARRERO AND WIFE, ILEANA MARRERO**, 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. 119 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, Page 529 and 530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cecille E. Crump, by Deed from Grant R. Bibby, an unmarried man, dated April 7, 2000, of record in Instrument No. 20000424-0039912, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to National City Home Loan Service from Arnold M. Weiss, Substitute Trustee, (appointed as Substitute Trustee of record in Instrument No. 20030320-0037001) by Substitute Trustee's Deed dated May 13, 2003, of record in Instrument No. 20030604-0077251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee herein; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5513 Cottonport Drive, Brentwood, TN 37027

(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 it does do covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and/or assigns, 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 hand this 6th day of November, 2003.

National City Home Loan Service, Inc.

By: _____

Its: Bryan G. Kusich, V.P.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public within and for said Commonwealth and County, duly commissioned and qualified, Bryan G. Kusich, V.P. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the VICE PRESIDENT of NATIONAL CITY HOME LOAN SERVICE, INC., a Delaware corporation, the within named bargainor, and that he/she as such V.P., being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

Witness my hand and seal at office this 6th day of November, 2003.

NOTARY PUBLIC

Notarial Seal
Mary Fran Felion, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Dec. 24, 2005
Member, Pennsylvania Association Of Notaries

My commission expires: _____