WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/05/03 12:52 2pgs
Fees:13.00 Taxes:317.83
20031205-0175168

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1021 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro R. DeLeon	CTX Mortgage Company	149-05-103
(NAME)	(NAME)	
4928 Barclay Square Drive	P O Box 199114	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75219-9114	
(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,

Tony W. Tarkington and wife, Wilma Joan Tarkington, joint tenants with full right of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pedro R. DeLeon and wife, Zoila R. DeLeon and Luis C. DeLeon, unmarried,

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:

BEING Lot No. 123 on the Plan of Terragon Trails, of record in Book 4860, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to Tony W. Tarkington and Wilma Joan Gray, joint tenants with full right of survivorship, by Deed from First Cumberland Bank of record in Book 8421, Page 915, Register's Office for Davidson County, Tennessee. Wilma Joan Gray and Tony W. Tarkington has since married and she is now known as Wilma Joan Tarkington

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 4928 Barclay Square Drive, 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.

Witness our hands this 3rd day of December, 2003.

Tony W. Tarkington

Wilma Joan Tarkington

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Tony W. Tarkington and Wilma Joan Tarkington, joint tenants with full right of survivorship, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of December, 2003.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

