# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

My Commission Expires MAR. 31, 2007 (AFFIX SEAL)

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/09/03 08:47 2pgs
Fees:13.00 Taxes:449.55

20031209-0176185

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Geraldo Ruano | Geraldo Ruano | 162-06-0 259.0 |
| (NAME) | (NAME) | |
| 113 Valley Green Drive | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (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, **John Smith Mooneyham and Wife, Jennifer Mooneyham** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geraldo Ruano** , 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. 31 on the Plan of Valley Green, as of record in Book 4460, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 51.5 feet on the southwesterly margin of Valley Green Drive and extends back 178.05 feet on the northwesterly line and 170.1 feet on the southeasterly line to a broken line in the rear, measuring 118.6 feet thereon.

Being the same property conveyed to John Smith Mooneyham by Warranty Deed dated January 21, 2000 from Jeffrey Sackett and wife, Patricia Sackett of record in Instrument No. 20000125-0008262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Jennifer Mooneyham, wife of the above named John Smith Mooneyham, joins in this conveyance for the purpose of conveying any and rights she may have in and to the above described property, especially her marital rights.

unimproved ☐

This is improved ☒ property, known as 113 Valley Green 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 my/our hand(s) this 26th day of November, 2003.

John Smith Mooneyham

Jennifer Mooneyham

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 John Smith Mooneyham and wife, Jennifer Mooneyham the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of November, 2003.

My Commission Expires: My Commission Expires May 23, 2006

Notary Public

WALTER E. PHILLIPS Notary Public At Large RUTHERFORD COUNTY, TN

**File Number23110129**

**RETURN TO:**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075