WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Betty Hodges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2004.

Susan Green
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/24/04 13:41 2pgs
Fees:13.00 Taxes:510.60
20040224-0020893

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Garcia	Encore Credit Corporation	150-08-88
(NAME)	(NAME)	
3553 Country Way Road	1901 Butterfield Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Downers Grove, IL 60516	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040067

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Isa A. Conway**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sandra Garcia and husband, Jose M. Romero**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3553 Country Way Road, 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of February, 2004.

Isa A. Conway
Isa A. Conway

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Isa A. Conway, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Isa A. Conway executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of February, 2004.

Commission expires: 11/20/05

Susan Green
Notary Public

File No.: 20040014

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 472 on the Plan of Towne Village of the Country, Section 5-B, of record in Book 6250, Page 783 and 784, Register's Office for Davidson County, Tennessee.

SAID Lot Number 472 fronts 67.50 feet on the Southerly margin of Country Way Road and extends back between parallel lines 1225 feet to a dead line in the rear measuring 67.50 feet thereon.

BEING the same property conveyed to Isa A. Conway by deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., dated November 20, 2002 of record in Instrument Number 200212170155622, Register's Office for Davidson County, Tennessee.