7567

Box 13

Davidson County DEEDWARR
Recvd: 03/29/04 13:30 3pgs
Fees:18.00 Taxes:432.53
20040329-0034972

Return To:

Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville, TN 37211
615-777-2011

This instrument prepared by:
Sheila McCord, an employee of
First American Title Insurance Company
1105 Newman's Trail
Hendersonville, Tennessee 37075
(615) 264-8979

File No.: **2105-458245**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixteenth day of March, 2004**, by and between **Jerry Wayne Cantrell and Joyce Cantrell, husband and wife**, parties of the first part, and **Carlos Giovanni Franco, an unmarried man and Erika Sofia Cienfuegos, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 189, Gatwood, Section 1, as shown on plat of record in Plat Book 3300, Page 47-52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part, herein shown in:
Book **3997**, Page No.: **326** or Instrument No.: in said Register's office.

This conveyance is made subject to:
Restrictions of record in Book 3370, page 121, and amended in Book 3398, page 438, said Register's Office.

Parcel ID # **33-12-21**
XX Improved OR
Unimproved property located at: **205 Cindy Place, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jerry Wayne Cantrell

Jerry Wayne Cantrell

Joyce Cantrell

Joyce Cantrell

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jerry Wayne Cantrell and Joyce Cantrell, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Sixteenth day of March, 2004.**

Notary Public

My Commission Expires: 3/3/07

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMM. EXP. 03/3/2007

****

Owner's Name: **Carlos Giovanni Franco**

and Address: **205 Cindy Place**
Goodlettsville, TN 37072

Mail tax bills to, (Person or Agency responsible for payment of taxes)
CTX Mortgage Company, LLC.
3100 West End Ave., Suite
1020
Nashville, TN 37203

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$116,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Sixteenth day of March, 2004.**

Notary Public

My Commission Expires: 5/28/2006

NOTARY PUBLIC AT LARGE BENTON COUNTY, TENN.

My Commission Expires MAY 28, 2006