#7409

SPECIAL WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raimundo Ferrer	Raimundo Ferrer	133-16-109
(NAME) 311 Paragon Mills Rd.	(NAME) 1520 Gasser Drive	
(ADDRESS) Nashville, TN	(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, The CIT Group/Consumer Finance, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raimundo Ferrer, ~~married~~ 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: *and wife Leanne Machado

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Kenilworth Estates, Section 3, of record in Plat Book 2900, page 149 and 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The CIT Group/Consumer Finance, Inc., by deed of record in Instrument NO. 20040202-0012276, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 311 Paragon Mills Rd., Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on an "AS IS" and "WHERE IS" basis." And Grantor does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RERECORD

Davidson County DEEDWARR
Recvd: 03/08/04 15:10 2pgs
Fees:13.00 Taxes:272.88
[redacted]
20040308-0026400

Davidson County DEEDWARR
Recvd: 04/08/04 13:02 2pgs
Fees:12.00 Taxes:0.00
20040408-0040310

Rerecord to correct the execution date

Witness my hand this the 27th day of February, 2004.

Jennifer Gregory

The CIT Group/Consumer Finance, Inc.

By: Darrell Johnson

The CIT Group/Consumer Finance, Inc.

DARRELL JOHNSON, V.P.

STATE OF Oklahoma

COUNTY OF Oklahoma

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Darrell Johnson 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 VP of the a corporation, and that he as such executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VP.

Witness my hand and official seal at ~~Nashville~~ OKC Oklahoma, ~~Tennessee~~ this.

Commission expires: 10-02-06

Felicita Daniels

Notary Public

