Bk 34

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/04 15:30 2pgs
Fees:13.00 Taxes:412.11

20040408-0040443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,380.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/2[illegible]

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Silvino Ginez | Pulte Mortgage, LLC | 147-16A-52 |
| (NAME) | (NAME) | |
| 5004 Hasty Dr. | 7475 South Joliet Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Englewood, CO 80112 | |
| (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, **DALE SHADE AND MICHELE SHADE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SILVINO GINEZ, 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:

LAND in Davidson County, Tennessee, being Lot No. 52, a Planned Unit Development Site Plan, located on McMurray Drive, Nashville, TN, as shown on the condominium site plan of McMurray Court recorded in Book 6250, page 230, and amended in Book 6606, page 144, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dale Shade and wife, Michele Shade, by deed from Robert S. Hite and wife, Rhonda Lynn Hite, of record in Book 7697, page 251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 property taxes which have been prorated and assumed by Grantee; (b) Charter of record in Book 6468, page 196, and Book 7529, page 439; (c) Restrictive Covenants of record in Book 6446, page 539, Book 6481, page 849, Book 6606, page 144, Book 7325, page 261, Book 7338, page 23, and Book 8631, page 850; (d) All matters on the plan of record in Plat Book 6250, page 230, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5004 Hasty Dr., Nashville, TN 37211

(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 2nd day of April, 2004.

Dale Shade

Michele Shade

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 Dale Shade and Michele Shade , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 2004.

Commission expires:

KEVIN D. MONTGOMERY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Notary Public