Davidson County DEEDWARR
Recvd: 04/20/04 11:08 2pgs
Fees:13.00 Taxes:610.50

20040420-0044573

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Steven Longard	Ace Mortgage Funding, Inc.	91-16
4509 Dakota Avenue	6845 Parkdale Place #D	GROUP
Nashville, Tennessee 37209	Indianapolis, IN 46254	PARCEL 145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******One Hundred Sixty Five Thousand Dollars and Zero Cents ($165,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Rhonda L. Escobar, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Steven Longard, a single person, 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.

BEING Lot No. 410, Block 21, on the Plan of Charlotte Park Company's First Addition to West Nashville of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rhonda L. Mitchell, an unmarried woman, by deed from Vernon Lawrence, Executor of the Estate of Janey L. Rice, deceased, of record in Book 11445, page 334, Register's Office for Davidson County, Tennessee; the said Rhonda L. Mitchell having since married Jose Escobar and is now known as Rhonda L. Escobar.

JOSE ESCOBAR, spouse of Rhonda L. Escobar, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

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 and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 4509 Dakota Avenue, Nashville, TN 37209

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 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 I do further covenant and bind ourselves, 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, 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 hand this 15th day of April, 2004.

Rhonda L. Escobar

Jose Escobar

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Rhonda L. Escobar and Jose Escobar, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee