Box 13
7736

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/04 11:24 2pgs
Fees:13.00 Taxes:417.36

20040426-0047049

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPER IS $112,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES MICHELE BROWN TILLMAN
Notary Public, Oakland County, MI
My Commission Expires Sep 15, 2010

THIS INSTRUMENT WAS PREPARED BY
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
Aroldo Pedrero	CTX Mortgage Company, LLC	52-3-54
(NAME)	(NAME)	
405 Farris Avenue	3100 West End Avenue Suite 1020	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Nashville, TN 37203	
(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, Lynwood Williams and wife, Diva Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aroldo Pedrero, 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:

Land in Davidson County, Tennessee, being parts of Lots No. 76, 77, 78, 98, 99, 102, 103, 106, and 107 and part of Ward Highway and Stiddum Pass shown on the unrecorded plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land in the 11th Civil District of said County, survey of which was made by T. W. Bailey, County Surveyor, for Sumner County, Tennessee, October 7, 1937, described according to a survey made by Harvey Gee, August 29, 1957, as follows:
Beginning on the easterly margin of Farris Avenue extended at the northwest corner of the property conveyed to Bush A. Faulkner and wife, by deed from Walter E. Hancock and wife, of record in Book 2809, page 576, Register's Office for said County; thence with said Faulkner's northern boundary line South 85 degrees 06 minutes east 193.5 feet; thence north 3 degrees 18 minutes east 23.82 feet; thence south 87 degrees 22 minutes east 167.7 feet; thence north 4 degrees 54 minutes east 92.26 feet; thence north 85 degrees 06 minutes west 360 feet to the easterly margin of Farris Avenue extended thence with the same south 4 degrees 54 minutes west 123.72 feet to the beginning.

Being the same property conveyed to Lynwood Williams and wife, Diva Williams, by deed of record in Book 8763, Page 155, 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 405 Farris Avenue, Madison, TN 37115
(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 7th day of April, 2004.

Michele Brown Tillman

Janice Mooradian

JANICE MOORADIAN

Lynwood Williams

Diva Williams

STATE OF MI

COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynwood Williams and Diva Williams 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 purpose therein contained.

Witness my hand and official seal at Detroit, Michigan this 7th day of April, 2004.

Commission expires:

MICHELE BROWN TILLMAN
Notary Public, Oakland County, MI
My Commission Expires Sept. 15, 2005

Notary Public

MICHELE BROWN TILLMAN NOTARY