mail: McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$165,000.00~~ $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd of April, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 05/04/04 16:05 2pgs
Fees:13.00 Taxes:573.50
20040504-0050837

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose D. Lazo	Countrywide Home Loans	Map 108
(NAME) 3612 Harbor Valley Court	(NAME) 3011 Armory Drive	Group 12-0-B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tennessee 37204	Parcel 221
(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,
Mildred K. Carter, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jose D. Lazo, unmarried David A. Lazo, 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:

Being Lot No. 59 on the Plan of Harborview – Final Phase, Section One, as of record in Plat Book 9700, Page 192, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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Being the same property conveyed to Mildred K. Carter, unmarried by Warranty Deed dated April 5, 1999 from Precision Homes, Inc. of record in Book 11417, Page 847, Register's Office for Davidson County, Tennessee

Restrictive Covenants of record in Book 10125, Page 494, Book 10344, Page 233 and Book 10386, Page 334, Register's Office of said County.

By-Laws as shown of record in Book 10316, Page 886 and Book 10316, Page 891, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7522, Page 340, Book 7913, Page 374 and Book 8263, Page 554, Register's Office for said County.

Subject to Homeowner's Association Dues.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3612 Harbor Valley Court, Nashville, TN 37214

(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 my/our hand(s) this.

Mildred K. Carter by Homer W. Carter Jr. Atty. In Fact
Mildred K. Carter,

STATE OF Tennessee
COUNTY OF Wilson

On this the 23rd day of April, 2004, before me personally appeared Homer W. Carter, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mildred K Carter, and who acknowledged that he/she executed the same as the free act and deed of the said Mildred K Carter by virtue of that Power of Attorney, duly executed by the said Mildred K Carter and appearing of record in Instrument Number 20040426-0046921, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 23rd day of April, 2004.

My Commission Expires Aug. 8, 2004

Notary Public

LAURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2404361

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122