WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/04 10:15 2 pgs
Fees:13.00 Taxes:270.10
20040616-0071042

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$73,000.00**

Affiant

LAURA PEARRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2006~~. 12/09/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Renderos	**Right Mortgage Company**	**119-06-0 205.07**
(NAME)	(NAME)	
2612 Sterling Boone Drive	**106B West Hills Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Lebanon, TN 37087**	
(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, **Carmon Dale Bilbrey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael A. Renderos, a single man**, 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. **223** on the Plan of **Sterling Heights**, Section 7 of record in Plat Book **3600**, Page **2**, Register's Office for said County. Said Lot No 223 fronts 223 feet on the easterly side of Boone Drive and runs back 241.36 feet on the northerly line and 250.2 feet on the southerly line to a dead line in the rear, measuring 92 feet thereon.

Being the same property conveyed to **Carmon Dale Bilbrey** by deed of record in Instrument 20030318-0035875, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2612 Sterling Boone Drive, Nashville, TN 37210**
(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.

JUN. 8.2004 4:08PM NO.118 P.6/7

Witness my/our hand(s) this 8th day of June, 2004.

Carmon Dale Bilbrey

State of Tennessee
County of Williamson

Personally appeared before me, Laura D. Perry, a Notary Public in and for said County and State, Carmon Dale Bilbrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2004.

Notary Public

My Commission Expires:

12/09/07

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN