WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/04 14:58 2pgs
Fees:13.00 Taxes:408.85

20040623-0074631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eduardo Castro	Same	148-7-146
(NAME)	(NAME)	
200 Bakertown Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Geraldine C. Glymp, unmarried and Cynthia Herron, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eduardo Castro and Yanine Calix, 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. 916 on the Plan of Cherokee Hills, Section 9 of record in Book 4300, Page 135, Register's Office for Davidson County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Geraldine C. Glymp and Cynthia Herron, by Quitclaim Deed dated February 14, 2003, from Geraldine C. Glymp, unmarried, of record in Instrument Number 2003014-0034211, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Geraldine C. Glymp, unmarried, by Warranty Deed, from Gladys C. Davidson, a widow, of record in Book 6116, Page 221, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Geraldine C. Glymp by Cynthia Herron as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040623-0074630, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 200 Bakertown Rd., Antioch, TN 37013

(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 21st day of June, 2004.

Geraldine C. Glymp by Cynthia Herron as Attorney-in-Fact

Cynthia Herron

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of June, 2004, before me personally appeared Cynthia Herron, the person who executed the foregoing instrument on behalf of Geraldine C. Glymp, and acknowledged that she executed the same as the free act and deed of the said Geraldine C, Glymp, through Power of Attorney granted Cynthia Herron by the said Geraldine Glymp.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2004.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public

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 Cynthia Herron, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2004.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public