Please return to: Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300, Nashville, TN 37215

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$111,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF APRIL, 2004.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(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
Carlos R. Maradiaga	**Same as new owner**	**150-14-68**
(NAME)	(NAME)	
509 Oak Timber Place		
(ADDRESS)	(ADDRESS)	
Anticoh, 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, **Peggy A. Causey-Tabor and husband Dillard Tabor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos R. Maradiaga and Ana L. Maradiaga, husband and wife**, 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. 53 on the Plan of Lake Towne Park, Section 5 of record in Plat Book 6900, Page 831, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to **Peggy A. Causey-Tabor and husband Dillard Tabor** by deed of record in Instrument 20021025-0131127, Register's Office for **Davidson** County, Tennessee.

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

Peggy A. Tabor executes this instrument as Attorney-in-Fact on behalf of Dillard Tabor, pursuant to the Power of Attorney being recorded in Instrument No. 20040630-0078042 **, Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as **509 Oak Timber Place, Anticoh, 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.

Davidson County DEEDWARR
Recvd: 06/30/04 15:28 2pgs
Fees:13.00 Taxes:412.55

20040630-0078043

Witness **my/our hand(s)** this **23rd day of April, 2004**.

Peggy A Causey-Tabor

Peggy A. Causey-Tabor

Dillard Tabor by Peggy A Causey-Tabor

Dillard Tabor

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 Peggy A. Causey-Tabor and Dillard Tabor the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission expires: 1/25/2006

Angela M. Lake

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy A. Causey-Tabor, to me known to be the person who executed the foregoing instrument in behalf of Dillard Tabor, and acknowledged that she executed the same as the free act and deed of the said Dillard Tabor.

Witness my hand and official seat at Nasvhille, TN this 23rd day of April 2004.

Commission Expires: 1-25-2006

Angela M. Lake

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.