Box 13
#7840

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

My Commission Expires MAY 23, 2008

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
Silvia Y. Valles	CTX Mortgage Company	43-6-79
(NAME)	(NAME)	
310 May Drive	801 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	St. Petersburg, FL 33702	
(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, Clayton W. Tidwell and James B. Hardy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Silvia Y. Valles, married, and Carmela Moreno, 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 Lot No. 1 on the Plan of Resubdivision of Parts of Lots 54 and 42, unrecorded Plan of Anderson Estates, Tract 14 of Record in Book 5190, page 131, said Register's Office.

Being the same property conveyed to Clayton W. Tidwell and James B. Hardy, by deed of record in Book 5271, Page 236, Book 5808, Page 49, and Book 6122, Page 1, 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 Clayton W. Tidwell by Linda McCartan as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James B. Hardy by Debra H. Lindley as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030513-0064508, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 310 May Drive, 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.

Davidson County DEEDWARR
Recvd: 07/12/04 14:35 2pgs
Fees:13.00 Taxes:373.70
20040712-0082754

Witness our hands this 25th day of June, 2004.

Clayton W. Tidwell by Linda J. McCartan as Attorney in fact

Clayton W. Tidwell

James B. Hardy by Debra H. Lindley as Attorney in fact 6/25/04

James B. Hardy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of June, 2004, before me personally appeared Linda McCartan, the person who executed the foregoing instrument on behalf of Clayton W. Tidwell and who acknowledged that she executed the same as the free act and deed of the said Clayton W. Tidwell, through Power of Attorney granted her by the said Clayton W. Tidwell.

On this the 24th day of June, 2004, before me personally appeared Debra H. Lindley, the person who executed the foregoing instrument on behalf of James B. Hardy and who acknowledged that she executed the same as the free act and deed of the said James B. Hardy, through Power of Attorney granted her by the said James B. Hardy.

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2004.

Commission expires:

Beth Triplett

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 23, 2005