WARRANTY DEED

DEBORAH A. RAND NOTARY PUBLIC AT LARGE My Commission Exp. Jan 28, 2006 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Shelia Bmendine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2004.

Deborah A Rand
Notary Public

MY COMMISSION EXPIRES: 1-28-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cesar Medina	Countrywide Home Loans, Inc.	52-12/42
(NAME)	(NAME)	
713 Coggin Pass	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Plano, TX 75024	
(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, Daryl Duke, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cesar Medina, a married 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. 20 on the Map of Marlin Meadows, Section 2, of record in Book 1835, Page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 140 feet on the southeasterly side of Coggin Pass and extends back between parallel lines to a dead line in the rear.

Being the same property conveyed to Daryl Duke, unmarried by deed from Edward L. Bennett and wife, Marjorie W. Bennett filed of record 12/20/99 in Instrument 199912230306617, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 1835, Page 127, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 2084, Page 249, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 713 Coggin Pass, 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.

Witness my hand this 15th day of July, 2004.

Daryl Duke

Davidson County DEEDWARR
Recvd: 07/20/04 15:58 1pgs
Fees:13.00 Taxes:425.50

20040720-0086809

STATE OF TENNESSEE
COUNTY OF WILSON

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE COUNTY

Personally appeared before me, the undersigned, a Notary Public, Daryl Duke, the within named 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 purpose therein contained.

Witness my hand and official seal at [illegible], Tennessee this 15th day of July, 2004.

Commission expires: My Commission Expires March 25, 2008

Melinda M. Brooks
Melinda M. Brooks Notary Public