# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/04 13:46 2pgs
Fees:13.00 Taxes:129.50
20040804-0093661

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN
My Commission Expires FEB 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

W. Brandon Hutchison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| W. Brandon Hutchison | W. Brandon Hutchison | Map 41-03 Parcel 33.00<br>Map 41-03 Parcel 23.00 |
| (NAME) 1305 Dalemere Drive | (NAME) | |
| (ADDRESS) Nashville TN 37207 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alvaro A. Munoz, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. Brandon Hutchison, unmarried** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Tenth (10th) Civil District of Davidson County, Tennessee, being Lot No. 125 and a portion of a reserved parcel, Dalemere Subdivision, Section 6, as of record in Book 3700, Page 22, Register's Office for said County, and more particularly described as follows:

LOT NO. 125: Beginning at an iron pin in the southerly margin of Dalemere Drive at the common corner of Lots Nos. 125 and 126; thence 306.46 feet south 7 degrees 16' east to a concrete monument; thence 181.30 feet north 70 degrees 32' east to an iron pin; thence north 23 degrees 43' west 294 feet to an iron pin in the southerly margin of Dalemere Drive; thence westerly with said margin of said Drive 95.28 feet to the point of beginning.

PORTION OF RESERVED PARCEL: Beginning at a concrete monument, being the southwesterly corner of Lot 125, thence north 70 degrees 32' east 321.30 feet to a concrete monument, being the southeast corner of Lot No. 124; thence south 17 degrees 53' east 166.11 feet to a concrete monument (being the westerly corner of Lot No. 2, Crestmont Estates, of record in Book 4675, Page 28, Register's Office for Davidson County, Tennessee); thence north 86 degrees 18' west 350 feet more or less to a concrete monument in the southeast corner of Lot No. 126, thence north 7 degrees 16' west 27 feet to the point of beginning.

Being the same property conveyed to Alvaro A. Munoz, a married man by Warranty Deed recorded in Instrument #20010402-0030962, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

2004 property taxes shall be the responsibility of the Grantees when due and payable.

This is not the principal residence for the Grantor.

This is unimproved property, known as 1309 Dalemere Drive, Nashville, TN 37207
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of July, 2004.

Alvaro A. Munoz

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, Alvaro A. Munoz, a married man the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 7/30/2004.

Commission expires: February 10, 2008

Larry D. Craig

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008