Box 56

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/04 15:40 2pgs
Fees:13.00 Taxes:480.82

20040920-0113160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVE ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN.

My Commission Expires December 19, 2004

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fanny M. Lopez Alegria	Countrywide Home Loans, Inc.	Map 162-06
(NAME)	(NAME)	
200 Delvin Drive	3011 Armory Drive Ste 120	Parcel 234.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37204	
(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, **ROBERT E. JOINES AND WIFE, NOVEDA ANN JOINES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FANNY M. LOPEZ ALEGRIA,** 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. 7 on the Plat of Valley Green of record in Plat Book 4460, Pages 96 and 97, Register's Office for said County.

Said Lot No. 7 fronts 64 feet on the North margin of Delvin Drive, and extends back 148 feet on the east line and 147.4 feet on the west line, to a line on the rear which it measures 75.8 feet.

Being the same property conveyed to Robert E. Joines and wife, Noveda Ann Jones by deed from Reynold Bueis, Trustee, dated September 27, 1973, of record in Book 4751, Page 566, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, Pages 96-97, said Register's Office; and (c) restrictive covenants of record in Book 4622, Page 277, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 200 Delvin Drive, 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 17th day of September, 2004.

Robert E. Joines

Robert E. Joines

Noveda Ann Joines

Noveda Ann Joines

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 Robert E. Joines and wife, Noveda Ann Joines , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of September, 2004.

Commission expires:



Notary Public