WARRANTY DEED

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Comm. Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~November 27, 2004~~ 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgardo D. Campos-Reyes	NEW OWNER	150-7-424
(NAME)	(NAME)	
3304 Towne Village Rd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/29/04 14:12 2pgs
Fees:13.00 Taxes:444.00

20040929-0117250

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, Samuel L. Seged and wife, Hiruth Berhe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edgardo D. Campos-Reyes, unmarried, and Martha I. Diaz, unmarried, 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. 555 on the Plan of Towne Village of the Country, Section 4-B, of record in Plat Book 6250, Page 496, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 555 fronts 75 feet on the westerly margin of Towne Village road and extends back 133.14 feet on the northerly line and 137.27 feet on the southerly line to a dead line in the rear measuring 75.11 feet thereon.

Being the same property conveyed to Samuel L. Seged, by Quitclaim Deed dated September 29, 1989, from Elizabeth Abebe, of record in Book 8005, Page 22, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Samuel L. Seged and wife, Elizabeth Abebe, by deed from Randall Phillips Builders, Inc., of record in Book 6840, Page 373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3304 Towne Village Road, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 27th day of September, 2004.

Samuel L. Seged

Hiruth Berhe

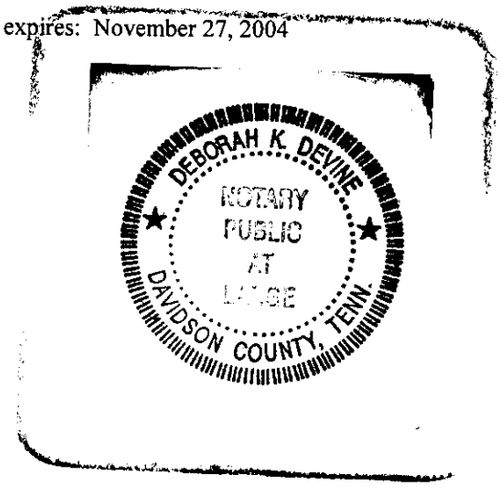
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel L. Seged and Hiruth Berhe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public