WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alba Maritza Ortez Morales	Bank of America	148-7-107
(NAME)	(NAME)	
113 Rader Drive	9000 Southside Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/30/04 10:03 2pgs
Fees:13.00 Taxes:362.23
20040930-0117722

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 R. Caldwell and wife, Tina M. Caldwell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alba Maritza Ortez Morales,

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. 856 Cherokee Hills, Section Eight, of record in Plat Book 3700, Page 154, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Samuel R. Caldwell, an unmarried man, and Tina M. Miller, an unmarried woman by deed from Robert L. Gilmore, unmarred, of record in Book 10184, Page 346, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John T. Cook, Trustee by Quitclaim Deed and then immediately re-conveyed to Samuel R. Caldwell and wife, Tina M. Caldwell in the same instrument in order to create a tenancy by the entirety of record in Book 10871, Page 45, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 113 Rader 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 27th day of September, 2004.

Samuel R. Caldwell

Tina M. Caldwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Samuel R. Caldwell and wife, Tina M. Caldwell, the bargainors, 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 25, 2006

Mark A. Ellmore, Jr. Notary Public

