Box 56

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY My Commission Expires December 19, 2004

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julio Ortega	American Home Mortgage	150-14A-59
(NAME) 3933 Calumet Drive	(NAME) 6008 Frazier Drive, Ste. 130	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Franklin, TN 37067	
(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, Jill A. Floyd, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julio Ortega, 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. 59 on the Plan of Calumet, Phase 3, of record in Plat Book 9700, Page 13, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jill A. Floyd, unmarried, by deed of record in Instrument No. 200005020044060, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Jill A. Floyd by Marilyn Stone as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. X, in the Register's Office for Davidson County, Tennessee.

*20041025-0128296

unimproved ☐

This is improved ☒ property, known as 3933 Calumet 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.

Davidson County DEEDWARR
Recvd: 10/25/04 16:02 2pgs
Fees:13.00 Taxes:442.15

20041025-0128297

Witness my hand this 22nd day of October, 2004.

Jill A. Floyd by Marilyn Stone, attorney in fact

Jill A. Floyd by Marilyn Stone
Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd day of October, 2004, before me personally appeared Marilyn Stone, the person who executed the foregoing instrument on behalf of Jill A. Floyd and who acknowledged that she executed the same as the free act and deed of the said Jill A. Floyd, through Power of Attorney granted her by the said Jill A. Floyd.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of October, 2004.

Commission expires: May 28, 2006

LaVoce McAdoo

Notary Public

