WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/11/04 15:14 2pgs
Fees:13.00 Taxes:397.75

20041111-0136008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Florencio C. Abundes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2004.

Deborah K. Dennis
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return to → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205
#1396

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Florencio C. Abundes	GMAC Mortgage Corp.	162-1E-002.00
(NAME)	(NAME)	
325 Tusculum Rd.	P.O. Box 569760	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75356	
(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, Phyllis C. Bessey f/k/a Phyllis C. Bleeks and Paul Bessey, wife and husband HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Florencio C. Abundes and Maria Abundes, husband and wife, 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:

A certain Planned unit development in Davidson County, Tennessee, being Lot No. 2 on the Plan of Park Court, of record in Plat Book 6900, Page 967, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Phyllis C. Bleeks, by Warranty Deed dated August 29, 1991, from W. L. Bainbridge, Inc., a Tennessee corporation, of record in Book 8435, Page 777, Register's Office for Davidson County, Tennessee.

Paul Bessey joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 325 Tusculum Road, Nashville, TN 37211

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

Phyllis C. Bessey f/k/a Phyllis C. Bleeks

Paul Bessey

STATE OF NEW YORK

COUNTY OF Allegany

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis C. Bessey f/k/a Phyllis C. Bleeks and Paul Bessey, 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 22nd day of October, 2004.

Commission expires:

Notary Public

JACQUELINE A. WARD
Notary Public, State of New York
No. 4989771
Qualified in Allegany County
Commission Expires 12-16-2005