RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP43532
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 FILE BOX " 7 "

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/04 12:05 2pgs
Fees:13.00 Taxes:599.40

20041207-0145674

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

X Frankie Gosa-Scales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(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
Frankie Gosa-Scales	Decision One Mortgage Company, LLC	136-14-107
(NAME)		
112 Downwind Court	6060 J. A. Jones Dr, Ste. 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Charlotte, NC 38287	
(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, Charles J. Bisio and Marilyn D. Bisio, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie Gosa-Scales, Married, 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. 30 on the Plan of Harbour Town Village, Section II, of record in Plat Book 4675, Page 146 & 147, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles J. Bisio, Unmarried, by deed dated June 15, 1979, from Steve Vandevender Builders, Inc., as of record in Book 5451, Page 379, Register's Office for Davidson County, Tennessee.

Marilyn D. Bisio 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 112 Downwind Court, Nashville, TN 37217

(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 3rd day of December, 2004.

Charles J. Bisio

Marilyn D. Bisio

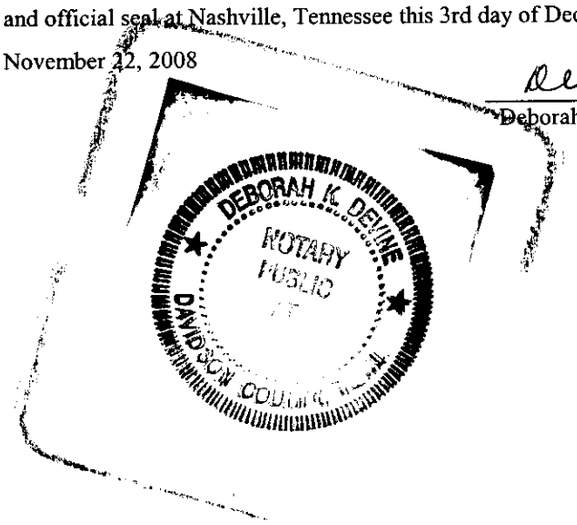
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles J. Bisio and Marilyn D. Bisio, 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 3rd day of December, 2004.

Commission expires: November 22, 2008



Deborah K. Devine Notary Public

After Recording
Return To:
Saturn and Mazer Title Services, Inc.
212 Third Avenue North
Nashville, TN 37201
File No. _____