Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/04 11:33 2pgs
Fees:13.00 Taxes:462.13
[redacted]
20040818-0099825

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-8-08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
Sandra M. Posada	Guaranty Residential Lending	162-6-348
(NAME)	(NAME)	
177 Delvin Drive	9005 Overlook Boulevard	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, Darlene Snow Baer, f/k/a/ Darlene Snow and husband Thomas A. Baer HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA M. POSADA and CARLOS M. LOPEZ, 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. 32 on the Plan of Bess Estates Section 1 of record in Plat Book 4460, Page 154, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Darlene Snow, k/n/a Darlene Snow Baer by deed of record in Book 11086, Page 249, Register's Office for Davidson County, Tennessee.

Thomas A. Baer joins in this conveyance, with consent of the grantor spouse, for the purpose of waiving homestead and/or marital rights that maybe 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 177 Delvin 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.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE SPELLING OF THE NAMES OF THE GRANTEES

Davidson County DEEDWARR
Recvd: 12/29/04 14:20 2pgs
Fees:12.00 Taxes:0.00
20041229-0154034

PICK-UP

RE-RECORD

Witness my hand this 16th day of August, 2004.

X Thomas A. Baer
Thomas A. Baer

X Darlene Snow Baer
Darlene Snow Baer

STATE OF PENNSYLVINIA
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlene Snow Baer and Thomas A. Baer 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 purpose therein contained.

Witness my hand and official seal at Carlisle, PENNSYLVINIA this 16th day of August, 2004.

Commission expires: 2-3-08

Trudy J. Slocum
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Trudy J. Slocum, Notary Public
Carlisle Boro, Cumberland County
My Commission Expires Feb. 3, 2008
Member, Pennsylvania Association Of Notaries

