**THIS INSTRUMENT PREPARED BY:**
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/18/05 16:16 2 pgs
Fees:13.00 Taxes:339.66
20050118-0006389

| **Address New Owners:** | **Send Tax Bills To:** | **Map-Parcel Nos.** |
|---|---|---|
| **Juanita Torres** | **NEW OWNER** | 150-030-165.00 |
| **3556 Gondola Drive** | | |
| **Antioch, TN 37013** | | |

**STATE OF TENNESSEE )**
**COUNTY OF Davidson)**

The actual consideration or value, whichever is greater, for this transfer is $91,800.00.

Juanita Torres
Affiant

Subscribed and sworn to before me this 7th day of January, 2005.

Leigh Wiggington
Notary Public
My Commission Expires: 2/17/08

LEIGH WIGGINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mark Mifsud and wife Tonya Renee Mifsud** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Juanita Torres**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being of Lot 52-B on the Plan of Chelsea of Priest Lake Park, Zone Lot Division of Lots 48-52, Section 1B, of record in Plat Book 6250, Page 263, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Tonya Renee Pearson by Quitclaim Deed from Todd R. Niva dated 01/05/93 and recorded in Book 8857, Page 890 and Book 8576, Page 577, Register's Office of Davidson County, Tennessee. The said Tonya Renee Pearson is now married and known as Tonya Renee Mifsud.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 6250, page 263, Register's Office for Davidson County. Restrictive covenants recorded in Book 6213, Page 806, and Book 6298, Page 539, Register's Office of Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 3556 Gondola Drive, Antioch, TN 37013

**TO HAVE AND TO HOLD** the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

**GRANTOR** further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

**IN WITNESS WHEREOF, GRANTOR** has executed this Warranty Deed on this 7th day of January, 2005

Mark Mifsud

Tonja Renee Mifsud

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Mark Mifsud and wife Tonja Renee Mifsud and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 7th day of January, 2005.

Notary Public

My Commission Expires: 2/17/8

(SEAL)

