Box 13
#9359

WARRANTY DEED

LaTroce McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,080.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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
Omar Salvador Rodriguez	Volunteer Trust Mortgage Corporation	162-13-24
(NAME)	(NAME)	
441 Cedarvalley Drive	301 South Perimeter Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37211	
(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, Briann N. Ditterick, f/k/a Briann N. Harms, married, and Leann E. Harms, A Single Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Omar Salvador Rodriguez, 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. 23 on the Plan of Cedarwood Estates Revised, Section One of record in Plat Book 4675, Page 62, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Briann N. Harms, a single personal and Leann E. Harms, by deed of record in Instrument No. 200008230083391, Register's Office for Davidson County, Tennessee.

Bradley Ditterick, husband of Briann N. Ditterick, f/k/a Briann N. Harms, 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 instrument is executed on behalf of Briann N. Ditterick and Bradley Ditterick by Terry DeSelms as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050219-00 18275 in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Leann E. Harms by Terry DeSelms as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050219-00 18274 in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 441 Cedarvalley Drive, 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.

Davidson County DEEDWARR
Recvd: 02/17/05 14:11 2 pgs
Fees:13.00 Taxes:362.90

20050217-0018276

Witness our hands this 14th day of February, 2005.

Bradley Ditterick
By: Terry DeSelms as Attorney-In-Fact

Briann N. Ditterick, f/k/a Briann N. Harms
By: Terry DeSelms as Attorney-In-Fact

Leann E. Harms
By: Terry DeSelms as Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of February, 2005, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Briann N. Ditterick, f/k/a Briann N. Harms, and Bradley Ditterick, and acknowledged that Terry DeSelms executed the same as the free act and deed of the said Briann N. Ditterick, f/k/a Briann N. Harms, and Bradley Ditterick, through Power of Attorney granted Terry DeSelms by the said Briann N. Ditterick, f/k/a Briann N. Harms, and Bradley Ditterick.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2005.

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of February, 2005, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Leann E. Harms, and acknowledged that Terry DeSelms executed the same as the free act and deed of the said Leann E. Harms, through Power of Attorney granted Terry DeSelms by the said Leann E. Harms..

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2005.

Commission expires: November 22, 2008

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

Deborah K. Devine Notary Public