(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/05 10:16 2 pgs
Fees:13.00 Taxes:443.63

20050228-0021439

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SEAL)

RETURN TO & **THIS INSTRUMENT WAS PREPARED BY**
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisandro Gonzalez	Lisandro Gonzalez	
(NAME)	(NAME)	
1136 Sioux Terrace	1136 Sioux Terrace	52-8-154
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050143

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Loan & Homefinders, Inc.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lisandro Gonzalez**, an unmarried person, hereinafter called the GRANTEE, **his/her** 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. 51 ON THE PLAN OF MEADOW BEND SUBDIVISION, SECTION THREE, OF RECORD IN PLAT BOOK 6250, PAGE 532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 1136 SIOUX TERRACE, DAVIDSON COUNTY, MADISON TN 37115

BEING all of the same property conveyed to Loan & Homefinders, Inc. dated 10/22/04 by Warranty Deed from Wachovia Bank of Delaware, NA of record in Instrument 200410290129916, dated 6/1/04 by Warranty Deed from Edmond D. Armstrong And Glenda Armstrong dated 3/8/96, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1136 Sioux Terrace, Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of February, 2005.

Janie M. Elkins, President

Loan & Homefinders, Inc
By: Janie M. Elkins, President.

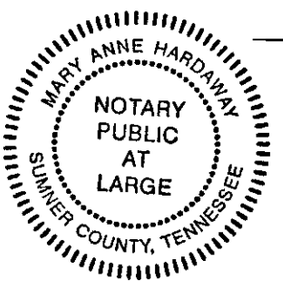
STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Janie M. Elkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President (or other officer authorized to execute the instrument) of Loan & Homefinders, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President (or other authorized officer).

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of February, 2005.

Commission expires: 2-23-08



Notary Public