WARRANTY DEED



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH** DAY OF **FEBRUARY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Ruiz	New Owner	**162-13-0-121.00**
(NAME)	(NAME)	
112 Vickey Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/16/05 15:39 2 pg
Fees:13.00 Taxes:432.53

20050316-0029131

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, **Robert J. Burgess and wife Jane A. Burgess,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Ruiz,** 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. 65 on the Plan of Monte Carlo Estates, Section II A of record in Plat Book 4945, Page 45, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert J. Burgess and wife Jane A. Burgess by deed of record in Book 5254, Page 481, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This instrument is executed on behalf of Robert J. Burgess and wife, Jane A. Burgess by J.J. Love as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 2005 0316 - 0029130 **, in the Register's Office for County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 112 Vickey **Court, 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.

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 18th day of February, 2005.

Robert J. Burgess

By: J.J. Love, Attorney-in-Fact

Jane A. Burgess

By: J.J. Love Attorney-in-Fact

State of Tennessee County of Davidson

On this 18th day of February, 2005 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of Robert J. Burgess and wife, Jane A. Burgess, and acknowledged that she executed the same as the free act and deed of the said Robert J. Burgess and wife, Jane A. Burgess, through Power of Attorney granted her by the said Robert J. Burgess and wife, Jane A. Burgess.

Notary Public

Commission Expires:11/24/07

