File No. 250201613

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/05 14:30 2 pgs
Fees:13.00 Taxes:436.60

20050322-0031264

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Melissa Woodward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2005.

SAM VASEL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 3/17/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime Garcia Rodriguez	American Home Mortgage	096-14-134
(NAME) 900 Allen Road	(NAME) 520 Broadhollow	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Melville, New York 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , Randy D. Wilkins and Tracy D. Wilkins, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jaime Garcia Rodriguez, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* L7 and wife Lourdes Garcia as tenants in common

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Happy Acres Subdivision of record in Plat Book 2331, page 63, Register's Office for said County.

Said Lot No. 27, which is a corner lot, fronts 124.25 feet on the broken northerly margin of Allen Road and fronts 187.2 feet on the westerly margin of Colfax Road, said frontages being joined by a curve having a length of 39.04 feet, and extends back 178.2 feet on the westerly line and 164.8 feet on the broken northerly line.

Being the same property conveyed to Randy D. Wilkins and Tracy D. Wilkins by deed from Thomas M. Roland, unmarried of record in Deed Instrument No. 200006210061856, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 900 Allen Road, Nashville, TN 37214
(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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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.

Witness my/our hand(s) this 17th day of March, 2005.

Randy D Wilkins
Randy D. Wilkins

Tracy D. Wilkins
Tracy D. Wilkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Randy D. Wilkins and Tracy D. Wilkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of March, 2005.

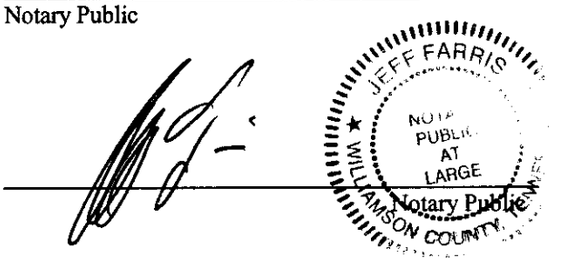
My Commission Expires: _____

My Commission Expires Jan. 25, 2006

Witness my hand at office this 17th day of March, 2005.

Commission expires:

_____
Notary Public



_____
Notary Public

File Number: 250201613

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027