File No. 250301389

Box 34

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/05 13:05 2 pgs
Fees:13.00 Taxes:434.75
20050401-0035503

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Kaye Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2005.

Lea Sharber
Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 1-20-09

LEON SHARBER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melissa A. Sparks | Franklin American Mortgage Company | 163-1-51.00 |
| (NAME) 4049 Moss Road | (NAME) 501 Corporate Centre Drive, Suite 400 | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Nashville, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, **Andres N. Quesada**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Melissa A. Sparks, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 1, on the Plan of Section One, Antioch Woods, as shown by plat appearing of record in Plat Book 9700, Page 639, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Andres N. Quesada by Warranty Deed dated August 31, 1998 of record in Book 11095, Page 915, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10901, Page 258; Sanitary Sewer Easement of record in Book 9542, Page 979, Book 9542, Page 985 and Book 9542, Page 982; all matters shown on plat of record in Plat Book 9700, Page 639, all in the Register's Office for Davidson County, Tennessee.

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 4049 Moss Road, Antioch, TN 37013
(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, 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, her 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 hand this 30th day of March, 2005.

Andres Quesada
Andres N. Quesada

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Andres N. Quesada the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of March, 2005.

Commission expires: 6/22/08

Carol M Holmes

Notary Public

**File Number: 250301389**

**RETURN TO:**

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

