Box 13 #9685

File No. 250400726

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street
Goodlettsville, TN 37027

Davidson County DEEDWARR
Recvd: 04/22/05 14:43 2 pgs
Fees:13.00 Taxes:321.90
20050422-0045240

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blanca Carabantes	Volunteer Trust Mortgage Corp.	**43-09 190.00**
(NAME)	(NAME)	
406 Cumberland Avenue	301 South Perimeter Park Dr #125	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN. 37211	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jonnie D. Hardin**, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Blanca Carabantes** 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 the east 50 feet of Lot No. 3 of Block "H" on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Cumberland Avenue and runs back between parallel lines 165 ½ feet to a dead line.

Being the same property conveyed to Jonnie D. Hardin by deed from Anita Laverne Mabry, A. Lamar Shipman and Fred B. Shipman, executed on September 12, 1994, and filed for record on September 29, 1994, in Book 9478, Page 12, Register's Office for Davidson County, Tennessee.

The above referenced property has never been the residence of Jonnie D. Hardin.

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 406 Cumberland Ave., 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, 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(s) this 19th day of April, 2005.

Jonnie D. Hardin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19 day of April, 2005.

NOTARY PUBLIC

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 07/21/07

File Number: 250400726

RETURN TO:

Castleman Title
110 Glancy Street
Goodlettsville, TN 37027