Box 13
# 9630

File No. 250400106

**WARRANTY DEED**

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

M.M. Paragmen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2005.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/27/05 15:25 2 pgs
Fees:13.00 Taxes:438.45
20050427-0047093

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcos A. Juarez | GreenPoint Mortgage Funding, Inc. | |
| (NAME) | (NAME) | |
| 3305 Forest Breeze Drive | 3650 Mansell Road, Suite 440 | MAP/PARCEL ~~[illegible]~~ |
| | | 150-10-325 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Alpharetta, Georgia 30022 | |
| (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, **Oaks of Lakeview, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcos A. Juarez,** *married 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:

Being Lot No. 68, Section 2, JAMESTOWN ESTATES Subdivision as of record in Plat Book 6900, Page 865, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Oaks of Lakeview, LLC by deed from Dalise C. Tyus dated January 28, 2005 and recorded 20050427-0047092 in Deed Book _____, Page _____ in Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 8149, Page 337, Deed Book 7502, Page 11, Deed Book 7861, Page 420, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 3305 Forest Breeze Drive, 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(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 our hands this 22nd day of April, 2005.

Oaks of Lakeview, LLC

By: J. David Carter, Chief Manager

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. David Carter with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Oaks of Lakeview, LLC the within named bargainer, a corporation, and that, he as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by J. David Carter as such Chief Manager.

Witness my hand at office this 22nd day of April, 2005.

Commission expires: 6-9-07

Wendy L. Locke
Notary Public

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**File Number: 250400106**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122