File No. 250500882

BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/05 15:04 2 pgs
Fees:13.00 Taxes:789.58

20050526-0059719

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Idelfonso Morales	SunTrust Mortgage, Inc.	172-15-O-A-126.00CO
(NAME) 3512 Cobble St.	(NAME) 201 Fourth Avenue North 7th Floor	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37219	
(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, WE, Randolph C. Reck and wife, Judy E. Reck, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Idelfonso Morales and Milca A. ~~Reuta~~,* HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Morales

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Holt Woods, Section Eight, of record in Plat Book 9700, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randolph C. Reck and wife, Judy E. Reck by Warranty Deed from Yazdian Construction, Inc., of record in Book 10365, Page 984, dated February 28, 1997, Register's Office for Davidson County, Tennessee.

Taxes for the yea r 2005, and subsequent years, a lien not yet due and payable.

All matters shown on the Plan of Record in Book 9700, Page 96, said Register's Office.

Restrictions of record in Book 9570, Page 22 and Book 9933, page 153, said Register's Office.

By-Laws of record in Book 9570, page 13, said Register's Office.

Subject to all matters shown on the plan of P.U.D. Boundary Addition to Bradford Hills of record in Plat Book 7900, page 668, said Register's Office.

Charter of Holt Woods Homeowners Association, Inc. of record in Book 9570, page 5, said Register's Office.

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 3512 Cobble St., 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 GRANTEE(S), 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), 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 16th day of May, 2005.

Randolph C. Reck by K. Thomas Sidwell as Attorney-in-Fact

Judy E. Reck by K. Thomas Sidwell as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, K. Thomas Sidwell, with whom I am personally acquainted, or who proved himself to be the attorney in fact of Randolph C. Reck and wife, Judy E. Reck, and who, being authorized to do so, acknowledged he executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand at office this 16th day of May, 2005

Commission expires: 12/15/07

HOLLY M. PHILLIPS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

Notary Public

File Number: 250500882

RETURN TO:
Sidwell Title
4900 Thoroughbred Way
Brentwood, TN 37027