#20041770

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-30-07

(AFFIX SEAL)

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 30, 2007

25039108-1

Recordings Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aurora F Coronado	Aurora F Coronado	064.16-0C-072.00-CO
(NAME)	(NAME)	
808 Bexhill Circle N	808 Bexhill Circle N	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~I WE~~, **Adriana C Coronado,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aurora F Coronado, married Raul Coronado,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lot No. 79 on the plan of Section 3, Wembley Downs, as of record in Book 8250, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference if hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adriana C. Coronado, married, from Mie Kyung Nicholson, unmarried, by warranty deed dated 8/27/01 and recorded 9/10/01 under Instrument No. 200109100097722 in the office of the Davidson County Recorder.

Davidson County DEEDWARR
Recvd: 05/27/05 15:44 2 pgs
Fees:13.00 Taxes:369.26
20050527-0060401

Map/Parcel: 064.16-0C-072.00-CO
Property Address: 808 Bexhill Court North, Hermitage, Tennessee 37076

The property described herein is subject to:

1. County taxes for the year 2004 paid in the amount of $951.36 on 2/1/05 and all subsequent years property taxes, a lien not yet due and payable. All prior years paid in full.

2. Any and all matters appearing on the plat of land described as A tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lot No. 79 on the plan of Section 3, Wembley Downs, as of record in Book 8250, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference if hereby made for a more complete and accurate legal description.

unimproved ☒

This is improved ☐ property, known as 808 Bexhill Circle N, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 4th day of May, 2005.

Adriana C Coronado

STATE OF Tennessee
COUNTY OF Davidson

On this 16th day of May, 2005 before me personally appeared ADRIANA C. CORONADO, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this. 16th day of May 2005

Commission expires: 5-30-07

Theresa C Richardson
Notary Public

Theresa C. Richardson

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

U25039108-01R102
WARRANTY DEED

US Recordings