WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/05 09:22 2 pgs
Fees:13.00 Taxes:366.30

20050708-0078963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~May 24, 2006~~ 09/20/07

(AFFIX SEAL)

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel A. Robles	Midamerica Bank fsb	61-11-54
(NAME)	(NAME)	
4001A Burris Street	2650 Warrenville Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Downers Grove, IL 60515	
(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, WE, Billy Lunsford and wife, Sheila Lunsford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miguel A. Robles and wife, Elsa Robles, 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:

Land in Davidson County, Tennessee, being Tract Number 1 on the survey on the Northerly parts of Lots Number 18, 19, and 20 on the Map of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Hal R. Swann, Jr. Surveyor, dated January 31, 1959, as follows: Beginning at a point in the Westerly margin of Burrus Avenue (Woodfin Street) 150 feet Northerly from the margin of Maplewood Boulevard; thence Westerly 200.0 feet to an iron pin; thence Northerly 55.0 feet to the common corner of Tracts Number 1 and 2; thence Easterly with the line between Tracts 1 and 2 and 2,200.0 feet to a point in the Westerly margin of Burrus Avenue (Woodfin Street); thence Southerly with the margin of said Avenue, 52.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to Billy Lunsford and Shelia Lunsford, by deed of record in Instrument No. 20031215-0178900, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4001A Burris Street, Nashville, TN 37216

(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.

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

Witness our hands this 30th day of June, 2005.

Billy Lunsford

Billy Lunsford

Shelia Lunsford 6/29/05

Sheila Lunsford

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 Billy Lunsford and Shelia Lunsford with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

JUN. 29. 2005 3:18PM ADVANTAGE TITLE 615-777-2015 NO. 1395 P. 14