Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/05 09:17 2 pgs
Fees:13.00 Taxes:296.00

20050721-0084723

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00**

Angela E. Shasteen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2007~~ 1/20/09

(AFFIX SEAL)

NATHAN LEON SHASTEEN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana Elizabeth Flores Leyva	**GMAC Mortgage**	**150-7-0 426.00**
(NAME)	(NAME)	
3400 Doriswood Court	**1801 West End Avenue, Plamer Plaza, Suite 700**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37203**	
(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, **Jackie Charlton and Troy Charlton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ana Elizabeth Flores Leyva**, 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 Lot No. 38-B, Zone Lot Division to Lots 38 and 59, Lakeshore Woods, Section 3, of record in Book 5200, Page 621, as amended in Book 6250, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description,

Being the same property conveyed to **Jackie Charlton and Troy Charlton** by deed of record in, Instrument 20020207-0014243, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Jackie Charlton by Troy Charlton as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20050721-0084722 in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3400 Doriswood Court, 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 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.

Witness **my/our hand(s)** this **15th day of July, 2005**.

Jackie Charlton by Troy Charlton Attny in fact

Jackie Charlton

Troy Charlton

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 Troy Charlton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July 2005.

Commission expires: 1-25-2006

Angela M. Lake

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

State of Tennessee County of Davidson

On this 15th day of July, 2005 before me personally appeared Troy Charlton, the person who executed the foregoing instrument on behalf of Jackie Charlton, and acknowledged that he executed the same as the free act and deed of the said Troy Charlton, through Power of Attorney granted Troy Charlton, by the said Jackie Charlton.

Angela M. Lake

Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.