WARRANTY DEED

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES JAN 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 1-29-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tisa Smith	New Owner	59-10-190
(NAME)	(NAME)	
3837 Dubois Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/03/05 14:24 2 pgs
Fees:13.00 Taxes:583.86

20050803-0091158

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, Martin L. Espinosa and Renita J. Weems, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tisa Smith, Unmarried, and Tiffany Smith, Unmarried, as Joint Tenants with Right of Survivorship, 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:

Being Lot No. 395 on the Plan of Haynes Manor, Section 3, of record in Plan Book 4175, Page 11, Register's Office for said County.

Said Lot No. 395 fronts 75 feet on the Northwesterly side of Dubois Drive and extends back 179 feet on the Northeasterly line and 173.1 feet on the Southwesterly line to a dead line in the rear of which it measures 75.25 feet.

Being the same property conveyed to Martin L. Espinosa and Renita J. Weems, husband and wife, from Virginia Taylor, a widow, by Warranty Deed dated February 18, 2005, of record in Instrument No. 20050228-0021757, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Renita J. Weems by Martin L. Espinosa as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050803-0091157, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3837 Dubois Drive, Nashville, TN 37207

(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 our hands this 29th day of July, 2005.

Martin L. Espinosa

Martin L. ~~Espinosa~~

Renita J Weems By: Martin L. Espinosa, as her Attorney-in-Fact

Renita J. Weems, By: Martin L. Espinosa, as her Attorney-in-Fact

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 Martin L. Espinosa, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that her executed the within instrument for the purposes therein contained.

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2005.

Commission expires: ~~May 28, 2006~~

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

~~Beth Triplett~~ Notary Public

State of Tennessee
County of Davidson

On this 29th day of July, 2005 before me personally appeared Martin L. Espinosa, the person who executed the foregoing instrument on behalf of Renita J. Weems, and acknowledged that he executed the same as the free act and deed of the said Renita J. Weems, through Power of Attorney granted Martin L. Espinosa by the said Renita J. Weems.

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2005.

Commission expires: ~~May 28, 2006~~

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

~~Beth Triplett~~ Notary Public