File No. 250801150

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

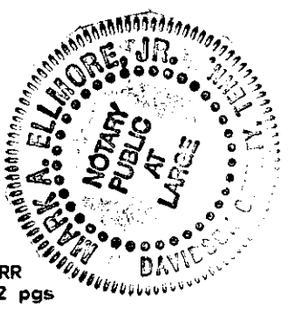
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-25-08



Davidson County DEEDWARR
Recvd: 09/02/05 16:15 2 pgs
Fees:13.00 Taxes:1516.63

20050902-0106141

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Saragueta	Greenpoint Mortgage Funding	064-03-0-A 110.00 CO
(NAME) 700 Cross Ave.	(NAME) 3650 Mansell Rd #440	
(ADDRESS) Los Angeles CA 90065	(ADDRESS) Alpharetta GA 30022	
(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, **James M. Dull, and Wife, Lisa V. Dull**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Saragueta and Karen Placencia*** 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: * joint tenants with right of survivorship

BEING Lot No. 119, Phase Ten, Section Two, Brandywine Pointe, as of record in Book 9700, Page 218, Register's Office for Davison County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James M. Dull and wife, Lisa V. Dull, by deed from Michael D. Connell and wife, Linda S. Connell, of record in Instrument #20001102-0108789, Register's Office for Davidson County, Tennessee.

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 1517 Eastover Place, Old Hickory, TN 37138
(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 31st day of August, 2005.

James M. Dull

Lisa V. Dull

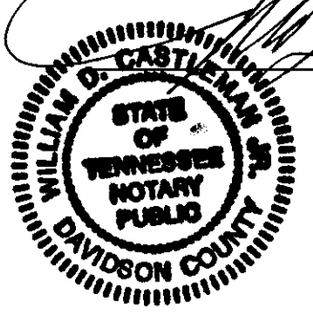
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES M. DULL and wife, LISA V. Dull, 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 purposes therein contained.

Witness my hand at Hendersonville, Tennessee, this 31st day of August, 2005.

Commission expires: 07/21/07



Notary Public

File Number: 250801150

RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072