WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
Return to GREATER NASHVILLE TITLE & CLOSING CO. 200 Madison Street Madison, TN 37115	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 Sandy Balent Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF SEPTEMBER, 2005 Notary Public MY COMMISSION EXPIRES: [illegible]

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances M. Corcoran	Bank of America, N.A.	Map 52-13-B
(NAME) 3305 Penn Meade Way	(NAME) P O Box 17404	Parcel 277
(ADDRESS) Nashville, TN 372174	(ADDRESS) Baltimore, MD 21297-1404	
(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, **SERGIO A. ESPINOSA, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCES M. CORCORAN,** 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. 23 on the Final Plat of River Glen Planned Unit Development, Phase III, Section 2, as of record in Instrument No. 20020917-0113231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sergio A. Espinosa, a married man, by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No. 20030219-0021575, said Register's Office. Monica Lopez joins in executing this Warranty Deed to convey any interest she may have in said property.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20020917-0113231, said Register's Office; (c) Master Deed and Bylaws of record in Book 7566, page 571, Instrument No. 20030617-0083416, Book 6762, page 208, Book 10630, page 501, Book 11532, page 610, Instrument No. 20020425-0051349, Instrument No. 20040915-0111299, and Instrument No. 20040915-0111301, said Register's Office; and (d) Easements of record in Book 7061, page 196, Instrument No. 20010816-0088874, Book 7296, page 484, Book 11030, page 731, and Book 3961, page 681, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3305 Penn Meade Way, Nashville, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 09/12/05 11:36 2 pgs
Fees:13.00 Taxes:462.50

20050912-0109289

Witness my hand this 8th day of September, 2005.

Sergio A. Espinosa

Monica Lopez

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 Sergio A. Espinosa and Monica Lopez, the bargainor, 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 and official seal at Nashville, Tennessee this 8th day of September, 2005.

Commission expires:



Notary Public