WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eduardo Moreno	SAME	148-16-66
(NAME)	(NAME)	
712 Woodridge Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(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,

Joseph D. Fontana,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eduardo Moreno and wife, Roxana Moreno,

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:

This is improved property known as 2332 Antioch Pike, Antioch, TN 37013

A Lot or parcel of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, in the Village of Antioch, described according to a survey made by Howard George, Surveyor, dated January 8, 1987, as follows:

BEGINNING at an iron pin set on the northeasterly right-of-way of Antioch Pike, approximately 746 feet northwesterly from the centerline of an alley at the Antioch Methodist Church; thence with said right-of-way along a curve to the right 100.00 feet (Delta=4° 04' 40"; Radius=1404.89 feet; Chord: N 42° 44' 00" West, 99.98 feet) to an iron pin found; thence N 51° 47' 30" East passing an iron pin found at 347.19 feet, a total distance of 374.46 feet to an iron pin set; thence S 37° 32' 00" East, passing an iron pin found at 72.96 feet, a total distance of 100 feet to an iron pin set; thence S 51° 50' 30" West, 365.39 feet to the beginning, containing 0.85 acres, more or less.

BEING the same property conveyed to Joseph D. Fontana by Executor's Deed of record in Instrument No. 20050323-0031398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2332 Antioch Pike, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any [illegible] and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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: 09/20/05 10:44 2 pgs
Fees:13.00 Taxes:1017.50
20050920-0112881

Witness my hand this 19th day of September, 2005.

Joseph D. Fontana

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Joseph D. Fontana, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of September, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

