WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/05 10:25 2 pgs
Fees:13.00 Taxes:658.60

20051117-0138962

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Miguel A Cazarin
Affiant

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

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-23-07
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel A. Cazarin	GMAC Mortgage Corporation	135-16A 125
(NAME)	(NAME)	
1012 Flintlock Court	P. O. Box 4025	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Corapolis, PA 15108-6942	
(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,

Judy M. Wells, an unmarried person,

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

Miguel A. Cazarin,

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. 13 on the Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, of record in Plat Book 5200, Pages 186, 187, 188, and 189 at the Register's Office for Davidson County, Tennessee.

Being same property conveyed to Jim H. Wells and wife, Judy M. Wells by Warranty Deed from Jim Wells and Associates, a sole proprietorship dated April 30, 1984 of record in Book 6286, Page 466, Register's Office for Davidson County, Tennessee. The said Jim H. Wells having since died and title vesting in Judy M. Wells as sole remaining tenant by the entirety.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1012 Flintlock, Nashville, TN 37217
(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 hand this 15th day of November, 2005.

Judy M. Wells
Judy M. Wells

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 15th day of November, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Judy M. Wells, an unmarried person, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

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

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

