20043087

WARRANTY DEED

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: November 26, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

Prepared by: Carole Anne Coleman

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armando Luna	Country Wide Home Loans	049.16-0A-006.00-CO
(NAME)	(NAME)	
811 Willow Trace Court	450 American St.	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Simi, CA 93065	
(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, Howard L Bell and Sbarita Y Emerson-Bell, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Armando Luna, a single person, 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. 6 on the Plan of second revision of Willow Trace Subdivision, of record in Book 7900, Page 14, as amended in Book 8020, Page 967 and Book 7900, Page 14, as amended in Book 8020, Page 967, and Book 8046, Page 641, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Howard L Bell, unmarried from Janice W Dobson, unmarried by warranty deed dated 12/16/99 and recorded 12/21/99 in Instrument no. 199912210305865 in the Davidson County Recorder's Office.

Map/Parcel: 049.16-0A-006.00-CO
Property Address: 811 Willow Trace Court, Whites Creek, Tennessee 37189

Davidson County DEEDWARR
Recvd: 11/22/05 14:27 2 pgs
Fees:13.00 Taxes:307.10
20051122-0141222

The property described herein is subject to:

1. County taxes for the year 2005 are due and payable in the amount of $814.06 on February 1, 2006.

2. Any and all matters appearing on the plat of land described as land in Davidson County, Tennessee, being Lot No. 6 on the Plan of second revision of Willow Trace Subdivision, of record in Book 7900, Page 14, as amended in Book 8020, Page 967 and Book 7900, Page 14, as amended in Book 8020, Page 967, and Book 8046, Page 641, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

unimproved ☐

This is improved ☒ property, known as 811 Willow Trace Court, Whites Creek, TN 37189
(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 10th day of November, 2005.

Howard L Bell

Sbarita Y Emerson-Bell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of NOV, 2005, before me personally appeared Amanda Luna, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 10th day of November, 2005.

Commission expires: November 26, 2005

Carole Anne Coleman Notary Public

