WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Migual Bermudez	Migual Bermudez	094-08-0
(NAME)	(NAME)	
1804 Dahlia Drive	1804 Dahlia Drive	002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, Darryl L. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Migual Bermudez, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 1804 Dahlia Drive, Nashville, TN 37210
(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 17th day of November, 2005.

Darryl L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darryl L. Smith, with whom I am acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2005.

Commission expires:

Notary Public

MY COMMISSION EXPIRES:
May 23, 2009

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/27/05 14:06 2 pgs
Fees:13.00 Taxes:436.60

20051227-0154110

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Dahlia Gardens, Section 2, of record in Plat Book 2900, Page 82, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being the same property conveyed to Darryl L. Smith by Quitclaim Deed from Margery Evanne Smith, filed for record on September 23, 2004 in Instrument No. 20040923-0114977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 which have been prorated and assumed by the Grantee(s) any and all matter on the Plan of Record in Plat Book 7900, Page 699; Restrictive Covenants of record in Book 3066, Page 77; and any and all easements, setback lines, restrictions, right of ways, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.