WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/06 14:47 2 pgs
Fees:13.00 Taxes:414.40

20060210-0016747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Davis	Investors Mortgage Lending	Map 52-8-0
(NAME)	(NAME)	
1937 Gulf Breeze Place	1303 N. Orange Ave.	Group A
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Orlando, FL 32804	Parcel 19-CO
(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, Tennessee Equity Holdings, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Davis, 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. 19 on the Plan of Heron Walk, Phase I, Section I, as shown of record in Plat Book 9700, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica Tims by Special Warranty Deed from TCIF REO2, LLC, filed for record as Instrument No. 20040920-0112868, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 9700, Page 173, Register's Office of Davidson County, Tennessee.

Subject to a Sanitary Sewer Easement as shown of record in Book 3641, Page 253, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 10125, Page 449, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 10095, Page 465, Register's Office of Davidson County, Tennessee.

Subject to Homeowners Association Dues that may be assessed.

unimproved ☐

This is improved ☒ property, known as 1937 Gulf Breeze Place, Madison, TN 37115
(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 31st day of January, 2006.

Tennessee Equity Holdings, Inc.

By:
Stephen Perez, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Stephen Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to executed the instrument) of Tennessee Equity Holdings, Inc. the within named bargainor, a corporation, and that such President or officer as such Tennessee Equity Holdings, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2006.

Commission expires: October 26, 2008



Shanna Ray

Notary Public