WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DE LISA G. RAINEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugo Diaz & Christobal Diaz	Hugo Diaz & Christobal Diaz	091-09-0-B-003.00CO
(NAME)	(Address)	
6222 Deal Ave.	687 Park Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 3729	
(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, **CYNTHIA A. AUSTIN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUGO BALCAZAR DIAZ, UNMARRIED,** 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 Unit #3, on the Plan of Final Plan Re-Subdivision, Parkwood Glen, Phase Three, Condominium, of record in Plat Book 6200, page 929, amended in Book 7900, page 203, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia A. Austin, unmarried, by Warranty Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington D.C., of record in Instrument No. 20040308-0026245, dated February 25, 2004 and recorded March 8, 2004, Regisster's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6222 Deal Ave., Nashville, TN 37209
☐

(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.

Davidson County DEEDWARR
Recvd: 02/21/06 10:04 2 pgs
Fees:13.00 Taxes:305.25

20060221-0019826

Witness our hands this 16th day of February, 2006.

Cynthia A. Austin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **CYNTHIA A. AUSTIN, UNMARRIED**, with whom I am personally acquainted and who upon her oath acknowledged herself to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2006.

Commission expires:

Notary Public

DE LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009