WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 08:51 2 pgs
Fees:13.00 Taxes:351.50
20060302-0023992

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 11-15-09

(AFFIX SEAL)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHERINE PEREZ	SAME	**148-7-88**
(NAME)	(NAME)	
128 RADER DRIVE		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(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, **VAREDA E. MADISON-HUGHES, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE PEREZ,** 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. 837 ON THE PLAN OF CHEROKEE HILLS SECTION 8 OF RECORD IN PLAT BOOK 3700, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VAREDA E. MADISON-HUGHES FROM CHARLES J. ALLEN, JR. AND WIFE, CASSANDRA W. ALLEN BY DEED OF RECORD IN BOOK 9689, PAGE 237 DATED MAY 31, 1995 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **128 RADER DRIVE, ANTIOCH, TN 37013**

(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 **27th day of February, 2006.**

Vareda E. Madison-Hughes by

VAREDA E. MADISON-HUGHES

BY: BRIAN SANDERS-ATTORNEY-IN-FACT

Brian Sanders
Attorney-in-fact

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Brian Sanders**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Vareda E. Madison - Hughes** as Attorney-In-Fact, as her free act and deed..

Witness my hand and official seal at **Nashville,** Tennessee this **27th day of February, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

