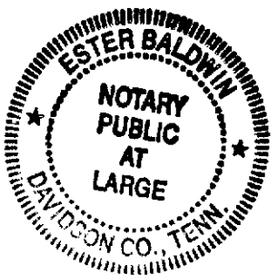
File No. 20060081

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Lisa Sarauw Lugo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2006.

Ester Baldwin
Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Sarauw Lugo	GMAC Mortgage Corporation	120-5-13
(NAME)	(NAME)	
512 Glengarry Drive	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Horsham, PA 19044	
(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, Carmen Louise Powell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Sarauw Lugo, 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. 145, on the Plan of Glengarry Park, Section 1, of record in Plat Book 2663, page 72, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarlence L. Powell and daughter, Carmen Louise Powell , joint tenants with right of survivorship by deed from Clarence L. Powell, dated March 23, 1994, of record in Book 9288, page 411, Register's Office, Davidson County, Tennessee. The said Clarence L. Powell having since died.

unimproved ☐
This is improved ☒ property, known as 512 Glengarry Drive, Nashville, TN 37217
(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 21st day of March, 2006.

Carmen Louise Powell
Carmen Louise Powell

Davidson County DEEDWARR
Recvd: 03/22/06 10:43 2 pgs
Fees:13.00 Taxes:508.75
20060322-0032620

File No. 20060081

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carmen Louise Powell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on March 21, 2006.

Ester Baldwin
Notary Public
My Commission Expires: 7-29-06

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

ESTER BALDWIN NOTARY PUBLIC AT LARGE

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075