25979

WARRANTY DEED 8736

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: **September 22, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abel Ledezma	**Gateway Funding Diversified Mortgage Services, LP**	**133-11-0 139.00**
(NAME)	(NAME)	
3800 Legate Court	**300 Welsh Road, Building 5**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**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, **Barbara C. Blocker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abel Ledezma, married** 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. **159** on the Plan of **Valley View Meadows**, Section 2, as of record in Plat Book **3600**, Page **60**, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Legate Court at the corner of Lots Nos. 158 and 159; thence with the line between said two lots, northerly 81.10 feet to the corner of Lots Nos. 158, 159, and 160; thence with the line between lots nos. 159 and 160, the same, southwesterly 80.33 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 41.62 feet to the northerly margin of Legate Court, thence with the same, southwesterly 93 feet to the beginning.

Being the same property conveyed to **Grover C. Blocker and wife, Barbara C. Blocker** by deed of record in Book 5291, Page 948, Register's Office for **Davidson** County, Tennessee.

Mr. Blocker having since died.
This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **3800 Legate Court, Nashville, TN 37211**
(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: 03/23/06 11:15 2 pgs
Fees:13.00 Taxes:499.50
20060323-0033287

Witness **my/our hand(s)** this **10th day of March, 2006**.

Barbara C. Blocker

Barbara C. Blocker

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 Barbara C. Blocker the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 10th day of March, 2006.

Commission expires: 9/22/07

Heather M. Morse

Notary Public

HEATHER M. MORSE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires