WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON $162,500.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF MARCH, 2006.

Notary

MY COMMISSION EXPIRES: September

(AFFIX SEAL)

ANTHONY E. [illegible] NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Davidson County DEEDWARR
Recvd: 04/10/06 13:11 2 pgs
Fees:13.00 Taxes:601.25

20060410-0041040

THIS INSTRUMENT WAS PREPARED BY
Security Escrow & Title Company, 1005 8th Avenue South
Suite 104
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose D. Torress-Araguz	Jose D. Torress-Araguz	
(NAME)	(NAME)	
5136 Brookstone Ct.	5136 Brookstone Ct.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	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, Michael McClain and spouse Charity McClain, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose D. Torress-Araguz, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Hickory Woods Estates, Section C, Phase II of record in Book 9700 Page 952, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY conveyed to Michael McClain and spouse, Charity McClain by deed dated 11/30/04 of record in Instrument No. 200501120004605, in the aforesaid Register's Office.

BEING THE SAME PROPERTY conveyed to Walter M. Wilkerson, Jr. and Sarah E. Wilkerson by deed dated 03/28/03 of record in Instrument No. 20030408-0046283 and re-recorded in Instrument No. 20040116-0006721, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 5136 Brookstone Court Antioch, Tennessee 37013. FOR INFORMATIONAL PURPOSES ONLY.

TAX ID# 176050B19100-CO

An ALTA 8.1 & 9 will be issued on the Final Policy.

unimproved ☐

This is improved ☒ property, known as 5136 Brookstone Ct., 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 our hands this 30th day of March, 2006.

Michael McClain

Charity McClain

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of March, 2006, before me, personally appeared Michael McClain and spouse Charity McClain, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2006.

Commission expires: September 17, 2007

Anthony Ellis Notary Public

