RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,700.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28th** DAY OF **April, 2006** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 6/28/08

KIMBERLY A. ITOMLIN NOTARY PUBLIC AT WILLIAMSON COUNTY, TN

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Santos Bravo	New owner	148-12-118.00
(NAME) **861 Irma Drive**	(NAME)	Davidson County DEEDWARR Recvd: 05/08/06 14:02 2 pgs Fees:13.00 Taxes:450.29
(ADDRESS) **Antioch,TN 37013**	(ADDRESS)	20060508-0053476
(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, **Bertie Frances Seiner,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Santos Bravo*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT: *A MARRIED MAN AND WIFE, REFUGEO LEONOR,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 213 ON THE PLAN OF DEBRA HEIGHTS SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF MCBRIDE ROAD, THE COMMON CORNER OF LOTS 212 AND 213 AND RUNNING THENCE 144.76 FEET IN AN EASTWARDLY DIRECTION ALONG THE COMMON LINE BETWEEN SAID LOTS TO A POINT; THENCE 29.97 FEET IN A NORTHWARDLY DIRECTION TO A POINT; THENCE 100.27 FEET IN A NORTHEASTWARDLY DIRECTION TO A POINT IN THE SOUTHWESTERLY MARGIN OF IRMA DRIVE; THENCE 112.0 FEET IN A SOUTHEASTERLY DIRECTION ALONG SAID MARGIN OF SAID DRIVE TO A POINT THE BEGINNING OF A CURVE; THENCE 38.75 FEET AROUND SAID CURVE IN A SOUTHEASTERLY DIRECTION TO A POINT IN THE WESTERLY MARGIN OF MCBRIDE ROAD; THENCE 55.0 FEET ALONG SAID MARGIN OF SAID ROAD IN A SOUTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BERT IE FRANCES SEINER, UNMARRIED BY WARRANTY DEED FROM LINDA KAY THOMPSON, (NOW OWEN) AND HUSBAND, WENDELL H. OWEN, JR., RECORDED ON THE 18TH DAY OF DECEMBER, 1987 IN DEED BOOK 7430, PAGE 1, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property. known as **861 Irma 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **April, 2006**.

Bertie Frances Seiner
Bertie Frances Seiner

STATE OF **TN**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Bertie Frances Seiner, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the day **28th** of **April, 2006**.

NOTARY PUBLIC

KIMBERLY A. TOMLIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My commission expires:

6/28/08