WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/06 10:12 2 pgs
Fees:13.00 Taxes:444.00

20060524-0060881

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: February 22, 2010.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd

STE 202

Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria T. Luna	New owner	52-8-92
(NAME)	(NAME)	
1237 Sioux Terrace		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Amie C. Cross, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria T. Lema and husband, ~~Vicente~~ Vicente N. Lema, 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. 166 on the Plan of Sequoia Valley Subdivision, Section 4, of record in Book 5200, Page 215, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Amie C. Cross, unmarried, by deed of record in Instrument No. 20051228-0155606, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Amie C. Cross by Shelly Norris as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060524006D880, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1237 Sioux Terrace, Madison, TN 37115

(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 12th day of May, 2006.

Amie C. Cross by Shelly Norris, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 12th day of May, 2006, before me personally appeared Shelly Norris, the person who executed the foregoing instrument on behalf of Amie C. Cross and who acknowledged that she executed the same as the free act and deed of the said Amie C. Cross, through Power of Attorney granted her by the said Amie C. Cross.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2006.

Commission expires: February 22, 2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 02/22/2010 RUTHERFORD COUNTY

Notary Public