WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,911.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Vargas Serato	New Owner	148-12-198
(NAME)	(NAME)	
4631 Artelia Drive		
(ADDRESS)	(ADDRESS)	
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, Ornita E. Freeman, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesus Vargas Serato and wife, Soledad N. Avalos*, 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:

* joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hazelwood Estates, Section 12, of record in Book 4300, Page 143, Register's Office for said County, to which reference is made for a more complete description.

Beginning at a point in the southwest margin of Artelia Drive, said point being the common corner of Lot Nos. 15 and 16; thence in a southeasterly direction with the margin of Artelia Drive 65.0 feet to a point being the beginning of a curve; thence in a southerly direction around said curve 39.27 feet to a point; thence in a southwesterly direction 68.86 feet to a point being the beginning of a curve; thence in a westerly direction 20.0 feet around said curve to a point; thence in a northwesterly direction 86.11 to a point; thence in a northeasterly direction 110.0 feet to the point of beginning.

Being the same property conveyed to Ornita E. Freeman, unmarried, by Warranty Deed dated August 31, 2001, from Dwight O. Sutherly and wife, Karen G. Sutherly, as of record in Instrument Number 20010905-0095936, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4631 Artelia 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.

Davidson County DEEDWARR
Recvd: 06/14/06 13:35 2 pg:
Fees:13.00 Taxes:443.67
20060614-0070898

Witness my hand this 12th day of June, 2006.

Ornita E. Freeman

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 Ornita E. Freeman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

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

Commission expires:

11/14/09

Notary Public