WARRANTY DEED

File Number: 60097

Davidson County DEEDWARR
Recvd: 06/26/06 10:08 2 pgs
Fees:13.00 Taxes:481.00

20060626-0075759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerbert D. Quijada Alvarado	MARKET STREET MORTGAGE	150-0-A-108.00 CO
(NAME)	(NAME)	
1004 Lonsway Circle	9001 AIRPORT FREEWAY, STE 120	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	FORT WORTH, TX 76180	
(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, Quintana Claybrook Goldthreate, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerbert D. Quijada Alvarado and wife, Lourdes Quijada, 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. 262, on the Plan of Forest View Park, Section VIII, as shown on plat of record in Book 6900, Page 633, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Declaration of Covenants, Conditions and Restrictions of record in Book 7079, Page 422 and 7522, Page 905, said Register's Office.

Being the same property conveyed to Quintana Claybrook by deed from Philip A. Wood, unmarried, dated October 30, 1997, of record in Book 10671, Page 562, Register's Office for Davidson County, Tennessee

The said Quintana Claybrook and Quintana Claybrook Goldthreate are one and the same person.

unimproved ☐

This is improved ☒ property, known as 1004 Lonsway Circle, 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 my hand this 22nd day of June, 2006.

Quintana Claybrook Goldthreate

Quintana Claybrook Goldthreate

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 Quintana Claybrook Goldthreate, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 2006.

Commission expires:

11-25-06

Notary Public