BOX 13
11840

File No. 260601708

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/06/06 10:50 2 pgs
Fees:13.00 Taxes:466.20
20060706-0080761

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reinaldo Del Valle	GMAC Bank	
(NAME)	(NAME)	
2628 Emery Drive	100 Witmer Road	MAP/PARCEL 95-12-0-067.00
(ADDRESS)	(ADDRESS)	
Nashville, TN	Horsham, Pennsylvania 10944	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Henry F. Winstead, and Wife, Charline Hicks Winstead, as tenants in common,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reinaldo Del Valle, unmarried and Yosmany Hernandez Novo,** HEREINAFTER CALLED THE GRANTEE(S), 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. 29 on the Map of Meadowview Acres, as of record in Book 2133, page 50, Register's Office for said County.

Said Lot No. 29 fronts 80 feet on the north side of Emery Drive and runs back between lines, 211.8 feet on the west line and 220.6 feet on the east line to the south right-of-way line of the N.C. & St. L. Railroad (abandoned), on which is measures 81.3 feet.

Being the same property conveyed to Henry F. Winstead and wife, Charline Hicks Winstead by Quitclaim Deed from Henry F. Winstead of record in Deed Book 9522 and Page 178 filed for record on 11/16/1994 , Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2628 Emery Drive, Nashville, TN
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of June, 2006.

Henry F. Winstead

Charline Hicks Winstead

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Henry F. Winstead, and Wife, Charline Hicks Winstead, as tenants in common, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 6/30/2006.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 12, 2008

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

File Number: 260601708

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122