# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/06 10:12 2 pgs
Fees:13.00 Taxes:869.13

20060713-0084351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/24/08 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sue Ann Pope | SunTrust Mortgage, INC. | 142-13B-130 |
| (NAME) | (NAME) | |
| 905 Glenridge Lane | 201 4th Avenue North | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37221 | Nashville, TN 37219 | |
| (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, Marcos Stephen Arancibia and wife, Tara Melissa Arancibia, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sue Ann Pope, A.K.A. Sue Pope, unmarried, 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. 130 on the Plan of Resubdivision of Lots 114 thru 130 and 131A, Riverside, Phase 3, of record in Instrument No. 20040108-0003094, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marcos Stephen Arancibia and Tara Melissa Arancibia, husband and wife, by deed of record in Instrument No. 20030820-0120695, 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 905 Glenridge Lane, Nashville, TN 37221

(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.

JUL. 6. 2006 2:49PM ADVANTAGE TITLE 615-777-2015 NO. 7153 P. 19

Witness our hands this 7th day of July, 2006.

Marcos Stephen Arancibia

Marcos Stephen Arancibia

Tara Melissa Arancibia

Tara Melissa Arancibia

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 Marcos Stephen Arancibia and Tara Melissa Arancibia 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of July, 2006.

Commission expires: 5/30/07

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires MAY 30, 2007

JUL. 6. 2006 2:49PM ADVANTAGE TITLE 615-777-2015 NO. 7153 P. 20