Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/18/06 10:41 2 pgs
Fees:13.00 Taxes:440.30
20060718-0086330

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Judith V. Hansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Luis Alberto Martinez	American Home Mtg	162-03-0
504 Santee Court	538 Broadhollow Rd.	GROUP
Antioch, Tennessee 37013	Melville, NY 11747	PARCEL 316.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Nineteen Thousand Dollars and Zero Cents ($119,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judith V. Hansen, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Luis Alberto Martinez, ~~unmarried,~~** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. ** and wife, Reyna J. Martinez

BEING Lot No. 2 on the Resubdivision of Lots 104 and 105, Haywood Hills, Sections 3 and 4, of record in Plat Book 8250, page 325, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Anton B. Hansen and wife, Judith V. Hansen, by deed dated October 1, 1996, from John R. Stone, Sr. and wife, Karen L. Stone, of record in Book 10214, page 585, Register's Office for Davidson County, Tennessee; the said Anton B. Hansen and Judith V. Hansen having since divorced and the said Anton B. Hansen having since conveyed his interest in subject property to Judith V. Hansen by Quitclaim Deed dated June 26, 2006, of record as Instrument No. 20060718-0086329

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 504 Santee Court, Antioch, Tennessee 37013

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 7th day of July, 2006.

Judith V. Hansen

Judith V. Hansen

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Judith V. Hansen, the bargainor, 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 7th day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

