Box 34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2006.

Notary Public

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

Davidson County DEEDWARR
Recvd: 07/26/06 14:08 2 pgs
Fees:13.00 Taxes:769.23

20060726-0090381

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salvador Ramirez Palomino	Same	114-8A-7
(NAME)	(NAME)	
212 Wesley Court		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(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, Dean L. Demmon and Heather L. Demmon, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Salvador Ramirez Palomino, 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. 7 on the Plan of Cedar Crest Subdivision, Phase 1, of record in Book 6900, Page 284, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dean L. Demmon and Heather L. Demmon, husband and wife, by Warranty Deed dated December 15, 1999 from Sara R. Sparks, Harold C. Sparks, Sr., wife and husband of record in Instrument No. 19991223-0306653, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Heather L. Demmon by Dean L. Demmon as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. ~~_____~~, in the Register's Office for Davidson County, Tennessee.

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

+20060726 0090380

unimproved ☐

This is improved ☒ property, known as 212 Wesley Court, Nashville, TN 37209

(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 our hands this 24th day of July, 2006.

Dean L. Demmon

Heather L. Demmon
By Dean L. Demmon as her ~~Attorney~~-in-Fact.

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 Dean L. Demmon, 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 Nashville, Tennessee this 24th day of July, 2006.

Commission expires: November 14, 2009

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24 day of July, 2006 before me personally appeared Dean L. Demmon, the person who executed the foregoing instrument on behalf of Heather L. Demmon, and acknowledged that Dean L. Demmon executed the same as the free act and deed of the said Heather L. Demmon, through Power of Attorney granted Dean L. Demmon by the said Heather L. Demmon.

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2006.

Commission expires: November 14, 2009

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public