WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/06 08:24 2 pgs
Fees:13.00 Taxes:142.45

20060802-0093667

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adonay A. Giron	Adonay A. Giron	81-7-188
(NAME) 1717 St. Louis St.	(NAME) 3909 Keeley Drive [redacted]	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN [redacted] 37211	
(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, Lincoln Trust Company Trustee FBO Robert Bond Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adonay A. Giron, 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. 26 on the Plan of George Sheild's Second Addition to North Nashville as of record in Book 57, Page 146, Register's Office for Davidson County, TN.

Being the same property as conveyed to Lincoln Trust Company Trustee FBO Robert Bond Miller by deed of record in instrument number 20040526-0061992, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1717 St. Louis St., Nashville, TN 37208

(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 27th day of July, 2006.

Lincoln Trust Company Trustee FBO Robert Bond Miller

Rachel Wheeler

By: J Tymkovich

Shannon Cone

STATE OF Colorado

COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Tymkovich with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that himself/herself to be the Supervisor of the Fiserv ISS a corporation, and that he as such Supervisor foregoing instrument for the purposes therein, contained, by signing the name of the corporation by himself as Supervisor.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2006.

Commission expires:

My Commission Expires 01/19/07

Notary Public

ANNIE A. SICETY NOTARY PUBLIC STATE OF COLORADO