Return to → Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
VTE File No. 06WH0077

RECORD ~~AND RETURN~~ TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN02707

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/06 15:45 2 pgs
Fees:13.00 Taxes:627.15

20060908-0111694

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of August, 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 1, 2009

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel A. Duarte **12445 Old Hickory Boulevard** **Antioch, TN 37013**	New Owners	**164-00-0-157.00**

FOR AND IN 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,

Peter K. Vonhopffgarten and wife, Sandra A. Vonhopffgarten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miguel A. Duarte, 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 land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, and being Lot No. 55 on the Plan of Cimarron Subdivision of the Isaac Whitworth Property, not of record, described according to a survey made by Erle Drake, County Surveyor, December 31, 1925, as follows:

Beginning in the center of Old Hickory Boulevard at the northeast corner of the property conveyed to Joseph P. Johnson and wife, by deed from Mary Frierson of record in Book 1390, page 174, Register's Office for said County, being the corner of Lots 54 and 55; thence with said Johnson's easterly line, and the line between said two lots southwardly 662 feet to a point in the northerly line of Lot 8; thence north with the line between Lots No. 8 and 9 and 55 eastwardly 200 feet to the southwest corner of the property conveyed to Emerson N. Stewart Sr. by deed from Kate T. Sharber of record in Book 1368, page 274, said Register's Office; thence with said Stewart's westerly line, northwardly 670 feet to the center of Old Hickory Boulevard; thence with the center of same 200 feet to the beginning

Being the same property conveyed to Peter K. Vonhopffgarten and wife, Sandra A. Vonhopffgarten by Warranty Deed dated 07/23/2004 from Harry Cummins Tinsley, III, unmarried, of record as Instrument No. 20040802-0092021, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **12445 Old Hickory Boulevard, Antioch, TN 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 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 31st day of August, 2006.

Peter K Vonhopffgarten by Brenda Dillon attorney-in-fact

Peter K. Vonhopffgarten by Brenda Dillon, Attorney in Fact in Instrument No. 20060908-0111693*
Register's Office for Davidson County, Tennessee

Sandra A Vonhopffgarten by Brenda Dillon attorney-in-fact

Sandra A. Vonhopffgarten by Brenda Dillon, Attorney in Fact in Instrument No. X
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter K. Vonhopffgarten and wife, Sandra A. Vonhopffgarten the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 2006.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of August, 2006, before me personally appeared Brenda Dillon to me known to be the person who executed the foregoing instrument in behalf of Peter K. Von Hopffgarten and wife, Sandra A. Von Hopffgarten as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Peter K. Von Hopffgarten and wife, Sandra A. Von Hopffgarten.

Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of August, 2006.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006