Davidson County DEEDWARR
Recvd: 09/15/06 11:35 2 pgs
Fees:13.00 Taxes:327.45

20060915-0114552

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 $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 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, Tennessee 37215

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Julio Sanchez | Bank of America | 096-10-0 |
| 2924 Teakwood Drive | 1400 Best Plaza Drive Suite 101 | GROUP |
| Nashville, Tennessee 37214 | Richmond, Virginia 23227 | PARCEL 064.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** *Eighty Eight Thousand Five Hundred Dollars and Zero Cents ( $88,500.00 ), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kevin Norris, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Julio Sanchez and wife, Holly Sanchez, 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.

BEING Lot No. 116 on the Plan of Cloverhill Subdivision, Section II, of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kevin Norris, an unmarried man, by deed dated December 6, 2004, from Alphonso Jackson, acting Secretary of Housing and Urban Development of Washington, D.C. of record as Instrument No. 20041215-0149052 in the Register's Office for Davidson County, Tennessee.

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 Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 2924 Teakwood Drive, Nashville, Tennessee 37214

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 I do covenant with the said Grantees 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 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 14th day of September, 2006.

Kevin Norris

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 Kevin Norris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY