WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/06 12:54 2 pgs
Fees:13.00 Taxes:307.10
20060921-0117206

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Vilchiz Garcia	Banco Popular North America	Map 149-9 Parcel 088.00
(NAME)	(NAME)	
201 Manatee Court	9600 Longpoint Road, Suite 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Houston, TX 77055	
(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, Mark Randal Hansel, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor Vilchiz Garcia, a married person 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:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Number 21 on the plan of section 1 Barclay Square, of record in Plat Book 4460, at page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Randal Hansel, a single person by Cash Deed for Tennessee by and between Mel Marinez, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument #20020312-0030715, Register's Office of Davidson County, Tennnessee.

* Said property is not the primy residence of the Grantor

This conveyance is subject to: (1) 2006 Metropolitan Davidson County Taxes a lien against said property but are not yet due and payable. Said taxes have been prorated with Grantors paying said prorata part thereof to Grantee who will be responsible for the payment of taxes when due and payable. (2) Subject to all matters appearing of record in Plat Book 4460, page 141, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 201 Manatee Court, Antioch, TN 37013
(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 6th day of September, 2006.

Mark Randal Hansel

STATE OF TENNESSE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Mark Randal Hansel, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 6th day of September, 2006.

Commission expires: 6/14/08

Notary Public

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

RETURN TO:
Homeland Title, LLC
1806 General George Patton Dr
Franklin, TN 37067