Box 13 #12113

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson Bobanagua	Nelson Bobanagua	134-14-9
(NAME) 339 Luna Drive	(NAME) 339 Luna Drive	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 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, Terry W. Harper, and wife, Sheri L. Harper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nelson Bobanagua, 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 Lot No. 70 on the Plan of Luna Heights, Section 3, as of record in Book 2900, Page 138, Register's Office for said county.

Said Lot No. 70 fronts 132.6 feet on the southwesterly side of Luna Drive and extends back 295.9 feet on the northwesterly line and 296.0 feet on the southeasterly line to a dead line in the rear, measuring 138.0 feet thereon.

Being the same property conveyed to Terry W. Harper, by deed of record in Instrument No. 20020220-0021722, Register's Office for Davidson County, Tennessee.

Sheri L. Harper joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Sheri L. Harper by Terry W. Harper as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20061004-0122955, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 339 Luna Drive, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 10/04/06 11:08 2 pg
Fees:13.00 Taxes:397.75

20061004-0122956

SEP. 28. 2006 12:58PM ADVANTAGE TITLE 615-777-2015 NO. 1996 P. 4

Witness my hand this 28th day of September, 2006.

Terry W Harper
Terry W. Harper

Sheri L Harper
Sheri L. Harper
by Terry W Harper
atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

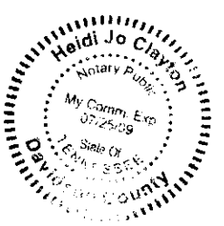
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry W. Harper with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

On this the 28th day of September, 2006, before me personally appeared Terry W. Harper, the person who executed the foregoing instrument on behalf of Sheri L. Harper and who acknowledged that he executed the same as the free act and deed of the said Sheri L. Harper, through Power of Attorney granted he by the said Sheri L. Harper.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2006.

Commission expires:

Heidi Jo Clayton
Notary Public



SEP. 28. 2006 12:58PM ADVANTAGE TITLE 615-777-2015 NO. 1996 P. 5