WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Carol Rowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006.

Karen Rose Gonzalez
Notary Public

MY COMMISSION EXPIRES: 08-16-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/04/06 13:29 2 pgs
Fees:13.00 Taxes:329.30

20061004-0123149

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-5169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur P. Moore Jr. and Lori A. Moore	Same As New Owner	050-07-0-014.00
(NAME) 15 Rosings	(NAME)	
(ADDRESS) Mission Viejo, CA 92692	(ADDRESS)	
(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, Pedro Villanueva, married and Alfredo Vasquez, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur P. Moore Jr. and wife, Lori A. Moore, 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. 213, on the Plan of Section Five, Village By the Creek, as shown on plat of record in Plat Book 6250, page 221, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pedro Villanueva, a married man and Alfredo Vasquez, a married man, as tenants in common by deed from David L. Newsom, a married man dated May 25, 2005 of record in Instrument No. 20050603-0063728, said Register's Office for Davidson County, Tennessee.

The Grantors do hereby warrant, covenant and certify that the subject property is not their homestead as defined by statue.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3729-3731 Village Trail, Nashville, TN 37207
(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 29th day of September, 2006.

Pedro Villanueva by Sandra Patton atty in fact
Pedro Villanueva
By: Sandra J. Patton, Atty-in-fact

Alfred Vasquez by Sandra J Patton atty in fact
Alfredo Vasquez
By: Sandra J. Patton, Atty-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra J. Patton known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Pedro Villanueva and Alfredo Vasquez, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Pedro Villanueva and Alfredo Vasquez.

Witness my hand and Notarial Seal this 29th day of September, 2006.

My Commission Expires: 11/10/08

Carol R Rivers
Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027