28581

WARRANTY DEED 9181

Davidson County DEEDWARR
Recvd: 10/05/06 08:59 2 pgs
Fees:13.00 Taxes:569.43
20061005-0123620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$153,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2ND DAY OF OCTOBER, 2006**.

Notary Public

MY COMMISSION EXPIRES 4/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Servanda Moran-Valdez (NAME)	**Elite Home Loans, Inc.** (NAME)	**161-12-0-008.00**
387 Ash Grove Drive (ADDRESS)	**109 West Park Drive, Suite 260** (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	**Brentwood, TN 37027** (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, **Robert Neil Fuson and wife Barbara L. Fuson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Servanda Moran-Valdez and Adilio Santos Moran, as wife and husband**, 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. 154, SOUTHWOOD Subdivision, as shown on plat of record in Plat Book 2663, pages 125 and 126, in the Register's Office, Davidson County, as follows:

Said Lot No. 154 fronts 100 feet on the south side of Ash Grove Drive and runs back 302.8 feet on the west line and 299.53 feet on the west line to a dead line in the rear on which it measures 100 fee.

Being the same property conveyed to ROBERT NEIL FUSON AND WIFE, BARBARA L FUSON by deed (TRANSFER) from CAROLYN H HOBBS of record in Deed Book 03570 and Page 515 on 05/30/1963 and filed for record on 05/31/1963 , Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as **387 Ash Grove 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.

Witness **my/our hand(s)** this **2nd day of October, 2006**.

Robert Neil Fuson

Barbara L. Fuson

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 Robert Neil Fuson and Barbara L. Fuson 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 Antioch, Tennessee, this 2nd day of October, 2006.

Commission expires: 11/24/07

Notary Public.

ROGER SPROCHI
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN