27-A ½

WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, ~~FOR THIS TRANSFER~~ IS ~~$135,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER 2206.

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jairo A. Chavez	American Home Mortgage	149-07-0-A-11.00 -CO
(NAME)	(NAME)	
721 Dover Glen Dr.	520 Broadhollow Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Melville, NY 11747	
(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, Cynthia Hawes, as Executrix of The Estate of Rodney R. Townsend and as The Administrator C.T.A. of The Estate of Marilyn Short Townsend, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jairo A. Chavez and Wife, Maria L. Raudales, 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(s) 11, ~~as shown on the map entitled~~ Section 1 on the Plan of Chelsea Village, of record in Plat Book 7900, page(s) 119, 120 and 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RODNEY R. TOWNSEND AND MARILYN SHORT, by deed from JERRY BUTLER BUILDERS, A SOLE PROPRIETORSHIP, of record in Book 8995, page 9, dated June 22, 1993, said Register's Office. Marilyn Short having since died. An Estate has been opened in the Probate Court of Davidson County, Tennessee in Docket 03P-367. Rodney R. Townsend having since died. An Estate has been opened in the Probate Court of Davidson County, Tennessee in Docket 06P-1339. Cynthia Hawse has been appointed Executrix of the Estate of Rodney R. Townsend and the Administrator C.T.A. of the Estate of Marilyn Short Townsend with power to sell as evidenced by an order filed in the Davidson County Register of Deeds in Instrument No. 20060926-0118967.

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

unimproved ☐

This is improved ☒ property, known as 721 Dover Glen Dr., 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 29th day of September 2206.

Cynthia Hawes, Executrix, of The Estate of Rodney R. Townsend and Administrator C.T.A. of the Estate of Marilyn Short Townsend

Cynthia Hawes Executrix

Davidson County DEEDWARR
Recvd: 10/05/06 09:56 2 pgs
Fees:13.00 Taxes:502.83

20061005-0123696

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of September, 2006, before me, personally appeared Cynthia Hawes as Executrix of The Estate of Rodney R. Townsend and as the Administrator C.T.A. of the Estate of Marilyn Short Townsend, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September 2006.

Commission expires:
March 21, 2009

Tiffany R. Addison
Notary Public

