WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/06 15:22 2 pgs
Fees:13.00 Taxes:573.87

20061005-0124097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,100.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2528

Box 18B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge A. Suastegui	Bank of America, N.A.	75-4-226
(NAME)	(NAME)	
4770 Trenton Drive	P.O. Box 17404	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Baltimore, MD 21297-1404	
(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, Joseph Baugh Shapard III, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jorge A. Suastegui and wife, Angela C. Suastegui, 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. 553 on the Plan of Tulip Grove, Section 9 of record in Plat Book 4675, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joseph Baugh Shapard, III, unmarried, by Warranty Deed dated July 23, 2004 from Terry D. Massey and wife, Vickie L. Massey of record in Instrument No. 20040727-0089779, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4770 Trenton Drive, Hermitage, TN 37076

(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

Joseph Baugh Shapard III

Elizabeth Shapard

STATE OF Texas

COUNTY OF Galveston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Baugh Shapard III and Elizabeth Shapard , 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 purposes therein contained.

Witness my hand and official seal at 2051 W. Main , League City, Tx 77573 this 29th day of September, 2006.

Commission expires: 08/30/08

Rosemarie Siegner

Notary Public

ROSEMARIE SIEGNER
My Commission Expires
August 30, 2008