(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,608.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Davidson County DEEDWARR
Recvd: 10/09/06 12:35 2 pgs
Fees:13.00 Taxes:568.35
20061009-0125197

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
Gabino Castillo Perez	Southeast Financial F.C.U.	162-7-92
(NAME) 4969 Shihmen Drive	(NAME) 444 James Robertson Pkwy.	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Nashville, TN 37219	
(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, Samuel Dyer Suddarth Jr. and wife, Nancy Marie N. Suddarth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gabino Castillo Perez and wife, Maria Lopez Morales, 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. 173 on the Plan of Antioch Park, Section 3, as of record in Book 4460, Page 25, Register's Office for said County.

Beginning at a point in the northerly margin of Shihmen Drive, at the common corner of Lots 172 and 173; thence with the margin of said Drive, westerly 90.98 feet to a point in the beginning of a curve; thence around said curve, northwesterly 37.05 feet to a point in the easterly margin of Penny Brink Drive; thence with the same, northerly 104.74 feet to the common corner of Lots 173 and 174; thence with the line between said lots, easterly 158.4 feet to the common rear corner of Lots 172 and 173; thence with the line between said lots, southerly 174.8 feet to the point of beginning.

Being the same property conveyed to Samuel Dyer Suddarth, Jr. and wife, Nancy Marie N. Suddarth, by deed of record in Book 4558, Page 504, 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 4969 Shihmen Drive, 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.

OCT. 3. 2006 4:52PM ADVANTAGE TITLE 615-777-2015 NO. 2272 P. 1

Witness our hands this 5th day of October, 2006.

Samuel Dyer Suddarth Jr.

Samuel Dyer Suddarth Jr.

Nancy Marie N. Suddarth

Nancy Marie N. Suddarth

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 Samuel Dyer Suddarth, Jr. and Nancy Marie N. Suddarthwith whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2006.

Commission expires: 5.30.07

Krystal Hedges

Notary Public

KRYSTAL HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

OCT. 3. 2006 4:52PM ADVANTAGE TITLE 615-777-2015 NO. 2272 P. 2