WARRANTY DEED

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: November 6, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel Angel Cruz	Pinnacle Direct Funding Corporation	149-3-)-A-55-CO
(NAME)	(NAME)	
2652 Oak Forest Dr.	Mail Stop 1500	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Orlando, FL 32860	
(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, Ervin L. Riggs and wife, Anais Riggs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miguel Angel Cruz, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2652 Oak Forest 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 our hands this 17th day of October, 2006.

Ervin L. Riggs

Anais Riggs

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ervin L. Riggs and wife, Anais Riggs, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 17th day of October, 2006.

My Commission expires: November 6, 2006

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 06, 2006

Eileen Strange Notary Public

Davidson County DEEDWARR
Recvd: 10/20/06 11:44 2 pgs
Fees:13.00 Taxes:599.40

20061020-0130421

EXHIBIT A

Lying and being in Davidson County, Tennessee, and being Lot No. 71 on the Plan of Chelsea Village Addition, Section Three, of record in Plat Book 9700, page 45, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Ervin L. Riggs and wife, Anais Riggs, by Warranty Deed dated 3/22/01 from Tyler A. Downs, Jr., a single person, of record in Instrument No. 20010706-0072244, Register's Office for Davidson County, Tennessee.

SUBJECT to Restrictions of record in Book 9492, page 727, Boo, 9764, page 334, and Book 9858, page 386; By_laws of record in Book 9492, page 759, and Book 9503, page 493; Quitclaim Deed for common areas in Book 9991, page 914; Sanitary Sewer Easement in Book 6686, page 321; Articles of Incorporation of Homeowners' Association in Book 8813, page 192; Easement for removal of fill in Book 8319, page 779 and, any and all matters as shown on the plan of record in Plat Book 9700, page 5, Register's Office for Davidson County, Tennessee.