Return To:
#600684 Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
File No.: 260801687 Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/06 15:06 2 pgs
Fees:13.00 Taxes:495.80

20061030-0134557

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gustavo Crespo Gonzales	~~Merchant Home Mortgage~~ America's Wholesale Lender	034-13-0 289
(NAME) 408 Monticello Drive	(NAME) 2375 N. Glenville Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Richardson, TX 75082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Michael Brown, an unmarried man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gustavo Crespo Gonzales and wife, Clara Montlier**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 209, on the Plan of Cedar Bluff Subdivision, Phase 2-B First Revision, of record in Plat Book 9700, Page 509, revised in Book 9700, Page 663, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more a complete description.

Being the same property conveyed to Michael Brown, an unmarried man, by Warranty Deed dated May 17, 2001 of record in instrument 200105210052209, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Plat Book 9700, Page 509 and Plat Book 9700, Page 663; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2006 and thereafter, a lien not yet due and payable. Sanitary Sewer Easement as of record in Book 9988, Page 964 and Book 6264, Page 777; TVA Easement as of record in Book 3281, Page 39 and Right-of-Way Easement to South Central Bell Telephone Company as of record in Book 5523, Page 180, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 408 Monticello Avenue, Madison, TN 37115
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 23rd day of October, 2006.

Michael Brown

Michael Brown

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael Brown, an unmarried man the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of October, 2006.

Commission expires: 8-9-10

Notary Public

S. RANEE POLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File Number: 260801537

RETURN TO:
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066