WARRANTY DEED

(2) 465.83 ct. 3 13.

(2)

RUTHERFORD CO., TN JUDITH E. JACOBS NOTARY PUBLIC TENNESSEE

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$132,900.00~~ 125,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Stephen Loring	Stephen Loring	149-11A-17
(NAME)	(NAME)	
5228 Rice Road	5228 Rice Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Tamica L. Nava, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Loring, _____,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. 17 on the Plan of Phase I, Rice Hill, of record in Plat Book 6250, Page 858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tamica L. Nava, married, by deed of record in Instrument No. 20040406-0038977, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Juan Nava-Gomez by Tamica L. Nava as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ~~_____~~, in the Register's Office for Davidson County, Tennessee.

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

* 20061101-0135700

unimproved ☐

This is improved ☒ property, known as 5228 Rice Road, 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.

Davidson County DEEDWARR
Recvd: 11/01/06 12:39 2 pgs
Fees:13.00 Taxes:465.83
20061101-0135701

Witness my hand this 26th day of October, 2006.

_____

_____

Tamica L. Nava

Juan Nava Gomez by Tamica L Nava his attorney in fact

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tamica L. Nava with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of October, 2006.

Commission expires:

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public

STATE OF TN

COUNTY OF DAVIDSON

On this the 26th day of October, 2006, before me personally appeared Tamica L. Nava, the person who executed the foregoing instrument on behalf of Juan Nava-Gomez and who acknowledged that she executed the same as the free act and deed of the said Juan Nava-Gomez, through Power of Attorney granted Tamica L. Nava by the said Jaun Nava-Gomez.

Witness my hand and official seal at Nashville, Tennessee this 26th day of October, 2006.

Commission expires:

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public