Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/06 11:03 2 pg
Fees:13.00 Taxes:240.50
20061103-0136843

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 day of October, 2006.

Notary Public

MY COMMISSION EXPIRES: 10-12-08

(AFFIX SEAL)

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services of TN, Inc. (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erlin M. Flamenco (NAME)	new owner (NAME)	162-9-0-C
549 Cedar Drive (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	549.00 CO
Nashville, TN 37211 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN 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,

Raul Coronado and wife, Aurora F. Coronado

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erlin M. Flamenco

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Unit No. B located on Lot No. 40, on the Plan of Cedarwood Condominiums, Phase II, (revised) of record in Plat Book 5200, Page 317, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Raul Coronado and wife, Aurora F. Coronado by deed from Rhonda G. Bass, an unmarried person, dated July 30, 2004, recorded in Instrument No. 20040806-0095363, Register's Office for Davidson County, Tennessee.

Subject to the following, included but not limited to declarations, conditions, covenants, easements, setback lines, restrictions agreements and/or encroachments of record in said Register's Office or noted on the above referenced plan of record:

a) **Any and all matters as shown on the plan of record in Plat Book 5200, page 317, Register's Office for Davidson County, Tennessee.**
b) **Restrictions of record in Book 5707, page 121; amended in Book 5776, page 741; Book 5720, page 912; Book 6062, page 285, said Register's Office.**
c) **Zoning regulations for the appropriate governmental authority; rights for public utilities and public rights of way, and to matters that would be disclosed by an accurate survey.**

NOTE: THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HEREIN, WITHOUT BENEFIT OF TITLE EXAMINATION. NO OPINION OF TITLE IS GIVEN BY PREPARER.

This is unimproved ( )
improved (X) property, known as 549 Cedar Drive (House Number/Street) Nashville (City/Town) TN (State) 37211 (Postal Code)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 hand s this 31st day of October, 2006.

Raul Coronado by Adriana C. Coronado-Cantrell, Attorney in Fact
RAUL CORONADO by Adriana C. Coronado-Cantrell, Attorney in Fact

Aurora F. Coronado by Adriana C. Coronado-Cantrell, Attorney in Fact
AURORA F. CORONADO by Adriana C. Coronado-Cantrell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adriana C. Coronado-Cantrell**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the Attorney In Fact for Raul Coronado, and who further acknowledged that that she executed the within instrument for the purposes therein contained, as the free act and deed of Raul Coronado, having full authority to so act pursuant to Limited Power of Attorney recorded herewith.

Witness my hand and official seal at **Nashville**, **TN**, this 31st **day of October 2006**.

Notary Public

Commission Expires: 9/30/08

MICHAEL T. HALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adriana C. Coronado-Cantrell**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged herself to be the Attorney in Fact for Aurora F. Coronado, and who further acknowledged that she executed the within instrument for the purposes therein contained, as the free act and deed of Aurora F. Coronado, having full authority to so act pursuant to Limited Power of Attorney recorded herewith.

Witness my hand and official seal at Nashville, TN this 31st **day of October 2006**.

Commission Expires: 9/30/08

Notary Public

MICHAEL T. HALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.