BOX 13
12180

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Fernando Chavez** **4808 Peppertree Drive** **Antioch, TN 37013**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **176-01; 79.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is acknowledged, I

LAURA I. SMITH (now TIDWELL), married and SHAWN TIDWELL, Husband and wife

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

FERNANDO CHAVEZ, unmarried AND ARAY NARANJO, UNMARRIED

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot NO. 162 of Peppertree Subdivision, Section 16, as of record in Plat Book 8250, Page 195, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to Laura I. Smith by quitclaim deed from Sean T. Smith of record as Instrument No. 20030403-0044067, Register's Office for Davidson County, Tennessee. Laura I. Smith having since married and now known as Laura Smith Tidwell.

Shawn Tidwell joins in this conveyance to transfer any marital interest he may have in the property.

This is improved (x) property known as **4808 Peppertree Drive, Antioch, Tennessee 37013.**

unimproved ( )

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 17th day of November, 2006.

Laura I. Smith Tidwell
LAURA I. SMITH TIDWELL

SHAWN TIDWELL

Davidson County DEEDWARR
Recvd: 12/05/06 15:06 2 pgs
Fees:13.00 Taxes:536.50
20061205-0150226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **LAURA I. SMITH TIDWELL and SHAWN TIDWELL**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 17th day of November, 2006.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $145,000.00.

Laura Smith Tidwell
AFFIANT

Sworn to and subscribed to before me this 17th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY