# WARRANTY DEED

STATE OF TENESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13
#12515

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Isidro Bonilla | Homecomings Financial Network | 162-2-178 |
| (NAME) | (NAME) | |
| 101 Colemont Court | 2101 Rexford | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Charlotte, NC 28211 | |
| (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, Gary M. Gipson and wife, Mona G. Gipson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Isidro Bonilla , married, 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. 209 on the Plan of Colewood Acres, Section III, as of record in Book 4175, Page 45, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Colemont Court at the common corner of Lots Nos. 209 and 210; thence with the margin of said Court, southeasterly 100 feet to a point in the beginning of a curve; thence around said curve, southerly 37.10 feet to a point in the northwesterly margin of Colemont Drive; thence with the margin of the same, southwesterly 65.80 feet to the common corner of Lots Nos. 209 and 208; thence with the line between said lots; northwesterly 121.6 feet to the common corner of Lots Nos. 209 and 210; thence with the line between said lots northeasterly 104.7 feet to the point of beginning.

Being the same property conveyed to Gary M. Gipson and wife, Mona G. Gipson, by deed of record in Book 6608, Page 62, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 101 Colemont Court, 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: 12/08/06 11:03 2 pgs
Fees:13.00 Taxes:486.55
20061208-0151924

Witness our hands this 30th day of November, 2006.

Gary M. Gipson

Mona G. Gipson

STATE OF TENESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2006.

Commission expires:
7-25-09

Notary Public

