RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/06 08:53 2 pgs
Fees:13.00 Taxes:429.20
20061212-0153024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Romona M. Coode
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/26/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maribel Taveras	WMC Mortgage Corporation	
(NAME)	(NAME)	
4821 Barclay Square Drive	15305 North Dallas Parkway, Suite 500	Map 149-9
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Addison, TX 75001	Parcel 174
(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, **ROMONA M. COODE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARIBEL TAVERAS**, 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. 71 on the Plan of Barclay Square, Section 3, of record in Plat Book 4675, page 154, Register's Office for said County.

Beginning at a monument on the southwest corner of said lot being the common front boundary of lots 71 and 72; thence northeast 81.64 feet along the northerly margin of Andrea Court to a monument; thence 39.27 feet along a curve to a monument; thence northwest 75.85 feet along the westerly margin of Barclay Square Drive to a point; thence southwest 90.49 feet to a point; thence southeast 95.39 feet to the point of beginning.

Being the same property conveyed to Romona M. Coode from Charles D. Coode, III, by Quitclaim Deed dated 03/03/03, of record in Instrument No. 20030327-0040310, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4821 Barclay Square Drive, Antioch, TN 37013

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.

Witness our hands this 7th day of December, 2006.

Romona M. Coode

Romona M. Coode

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Romona M. Coode, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 7th day of December, 2006.

Commission expires: 06/26/07

Notary Public