WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/06 15:59 2 pgs
Fees:13.00 Taxes:451.40
20061213-0153964

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Janet L McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) My Commission Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Mid-Sttae Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Mosqueda Ramirez	Banco Popular North American	162.09-0-057.00
(NAME)	(NAME)	
505 & 507 Cedar Drive	9600 West Bryn Mawr, 3rd Fl.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Rosemont, IL 60018	
(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 W. Kinder, and wife, Stacie C. Kinder, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francisco Mosqueda Ramirez, a single person, 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 Number 51 the Plan of Cedarwood Estates, Section 6 Revised, as of record in Book 5200, page 196, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Homecomings Financial Network, Inc. by Trustee's Deed of record in Instrument Number 20030509-0062754, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gary W. Kinder and wife, Stacie C. Kinder by warranty deed of Homecomings Financial Network, Inc. of record in Instrument #20031218-0180501, dated December 18, 2003, Register's Office of Davidson County, Tennessee.

This transaction is subject to (1) Matters appearing on the Plan of Cedarwood Estates, Section 6, revised, as of record in Plat Book 5200, page 196, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 505 & 507 Cedar Drive, Nashville, TN 37211

(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.

Witness our hands this 12th day of December, 2006.

Gary W. Kinder

Stacie C. Kinder

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Witness my hand and official seal at Franklin, Tennessee this 12th day of December, 2006.

Commission expires:

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 23, 2010

Notary Public