WARRANTY DEED

BOX 13
12612

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF DECEMBER, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isaac Ocana	Freedom Mortgage Corporation	Map 53-13
(NAME)	(NAME)	
316 Chesterfield Circle	400 Interstate N. Parkway Ste. 580	Parcel 84
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Atlanta GA 30339	
(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, **JAMES KEVIN HENDERSON AND WIFE, SHANA A. HENDERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISAAC OCANA AND GLORIA JEANETTE OCANA, HUSBAND AND WIFE,** 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. 17 on the Plan of Kimbolton Subdivision, Phase I, of record in Plat Book 6900, pages 276-278, as amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Kevin Henderson and wife, Shana A. Henderson, by deed from John G. Corry and wife, Shirley F. Corry, of record in Instrument #20040102-0000695, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes (b) all matters appearing on the plan of record in Book 6900, pages 276-278, as amended in Book 7577, page 553, said Register's Office; (c) Bylaws of record in Instrument #20030226-0025658, said Register's Office; and (d) restrictive covenants of record in Book 7265, page 655, Book 7464, page 969, Book 7470, page 126, Book 7799, page 50 and in Instrument #20060126-0009811, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/10/07 15:23 2 pgs
Fees:13.00 Taxes:636.40

20070110-0004334

unimproved ☐

This is improved ☒ property, known as 316 Chesterfield Circle, Madison, Tennessee 37115

(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 21 day of December, 2006.

James Kevin Henderson

Shana A. Henderson

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 James Kevin Henderson and Shana A. Henderson, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of December, 2006.

Commission expires:



Notary Public