Davidson County DEEDWARR
Recvd: 01/12/07 10:18 2 pg:
Fees:13.00 Taxes:501.72

20070112-0005146

**State of Tennessee)**
**County of Davidson)**

The actual consideration or value, whichever is greater, for this transfer is $135,600.00.

Affiant

Subscribed and sworn to before me, this 10th day of January, 2007.

Notary Public:

My Commission Expires: 7-24-10

# WARRANTY DEED

| Name and Address of New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Christopher D. Cline and JoAnn G. Cline<br>1027 Carolyn Avenue<br>Nashville, TN 37216 | New Owner | 07209039100 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Francisco Javier Trujillo, a married person**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher D. Cline and JoAnn G. Cline**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 47 on the Plan of Irvington Subdivision, as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Francisco Javier Trujillo, a married person, by Warranty Deed from Karen J. Davis, unmarried, dated May 23, 2003, recorded June 9, 2003, in Instrument Number 20030609-0079451, Register's Office for Davidson County, Tennessee.

Claudia Trujillo, wife of Francisco Javier Trujillo, joins in to convey any and all marital rights, title and interest to the above referenced property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee.

2007 Davidson County taxes $1374.17 not yet due and payable.

**The above legal description is the same as that contained in the previous deed of record.**

**This is improved property, known as: 1027 Carolyn Avenue, Nashville, TN 37216**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 10th day of January, 2007.

**Francisco Javier Trujillo**

**Claudia Trujillo**

**State of Tennessee)**
**County of Sumner)**

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

Witness my hand and official seal, this 10th day of January, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

***This Instrument Prepared By:***

***Highland Title, LLC.***
***394 West Main Street, Suite B-5***
***Hendersonville, TN 37075***