6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF JANUARY, 2007

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Hutchison	BanCorp South	**83-13-491**
(NAME)	(NAME)	
1603 Shelby Avenue	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(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, **Eduardo Sandoval, Jr. and Honey Clark and Maria Luisa Martin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Hutchison, 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:

Being Lot No. 114 in the Edgefield Land Company's First Addition as appears of record in Book No. 57, Page 130, and Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines to an alley.

Being the same property conveyed to Eduardo Sandoval, Jr., Honey Clark and Maria Luisa Martin by Deed from Sam Wallace, Sr., Trustee of record in Book 9527, Page 256, Dated November 9, 1994 and recorded November 22, 1994, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1603 Shelby Avenue, Nashville, TN 37206**

(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: 01/25/07 14:37 2 pgs
Fees:13.00 Taxes:351.50

20070125-0010512

Witness **our hands** this **18th** day of **January**, **2007.**

Maria Luisa Martin
By: Honey Clark, Attorney-in-Fact

Maria Luisa Martin
By Honey Clark Attorney-in-Fact

Eduardo Sandoval, Jr.
~~**By: Honey Clark, Attorney-in-Fact**~~

Honey Clark
Honey Clark

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Honey Clark**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Maria Luisa Martin** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **18th** day of **January**, **2007.**

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

My Commission Expires JULY 19,2008

Before me, the undersigned, of State and County aforesaid, personally appeared Eduardo Sandoval, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the persons who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 18th day of January, 2007.

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

My Commission Expires JULY 19,2008

Before me, the undersigned, of State and County aforesaid, personally appeared **Honey Clark** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **18** day of **Jan**, **2007.**

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

My Commission Expires JULY 19,2008