Davidson County DEEDWARR
Recvd: 02/05/07 08:43 2 pgs
Fees:13.00 Taxes:388.13
20070205-0014434

**THIS INSTRUMENT PREPARED BY:**
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(615)792-1269

**Name and Address of New Owners:**

Robin W. Garcia-Aldana

407 Delaware Avenue
Madison, TN 37115

**Persons Responsible for Taxes:**

Same

Map/Parcel Number: 043-09-0/336.00 /

## WARRANTY DEED

For and in consideration of the sum of **One Hundred Four Thousand Nine Hundred ($104,900.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Pedro Reyes, a Married Man** the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **Robin W. Garcia-Aldana, a Single Man,** the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the easterly 200 feet of Lots Nos. 5, 6 and 7 of Block "K" on the Plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lots Nos. 5, 6 and 7 front together 84 feet on the westerly side of Delaware Avenue and run back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Pedro Reyes by deed from Elaine Avaritt, dated September 8, 2004 of record in Instrument No. 20040908-0108416, Register's Office for Davidson County, Tennessee.
>
> I, Deanna Reyes, wife of Pedro Reyes join in the execution of this instrument to convey any right, title and interest I may have in this property by virtue of marriage of otherwise.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 the 31st day of January, 2007.

GRANTOR:

**Pedro Reyes**

M. KEVIN HEFFELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

GRANTOR:

**Deanna Reyes**

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
COUNTY OF CHEATHAM )

On this 31st day of January, 2007, before me, M. Kevin Heffelman, personally appeared **Pedro Reyes and wife, Deanna Reyes**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: July 27, 2010.

**AFFIRMATION**

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $104,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
COUNTY OF Williamson )

On this 31st day of January, 2007 before me, Carol L McArthur, personally appeared Grace New Court, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he/she executed the same as his/her free act and deed.

NOTARY PUBLIC
My Commission Expires: July 29 2008