WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/07 11:53 2 pgs
Fees:13.00 Taxes:554.63

20070205-0014759

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST OF JANUARY, 2007.

Carol A Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Blanco	Juan Blanco	150-1-287
(NAME)	(NAME)	
2929 Cherry Hills Drive	2929 Cherry Hills Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, Gordon S. Carloss and wife, Patricia A. Carloss, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Blanco, 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. 296 on the Plan of Cherry Hills Section 6 of record in Plat Book 4300, Page 176, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gordon S. Carloss and wife, Patricia A. Carloss, by deed of record in Book 9698, Page 884, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Patricia A. Carloss by Gordon S. Carloss as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070205 0014758, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2929 Cherry Hills Drive, Antioch, TN 37013

(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.

JAN. 31. 2007 1:53PM ADVANTAGE TITLE 615-777-2015 NO. 8800 P. 2

Witness our hands this 31st day of January, 2007.

Gordon S. Carloss

Patricia A. Carloss by Gordon S. Carloss, her attorney in fact

By Gordon Carloss
Atty in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of January, 2007, before me personally appeared Gordon S. Carloss, the person who executed the foregoing instrument on behalf of Patricia A. Carloss and who acknowledged that he executed the same as the free act and deed of the said Patricia A. Carloss, through Power of Attorney granted he by the said Patricia A. Carloss.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon S. Carloss with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2007.

Commission expires: 5-30-07

KRYSTEN T. HEDGEPATH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

JAN. 31. 2007 1:53PM ADVANTAGE TITLE 615-777-2015 NO. 8800 P. 3