WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/07 13:54 2 pgs
Fees:13.00 Taxes:419.21

20070206-0015539

JONATHAN TRISTON JACOBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reynaldo Bravo	Home American Sterling Bank	119-01/101.00
(NAME)	(NAME)	
2215 Sadler Avenue	27422 Portola Parkway Suite 110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Foothill Ranch CA 92610	
(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, **Shelia A. Delk a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reynaldo Bravo, married** 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 37 on the plan of G.P. Rose's property, of record in Plat Book 547, Page 74, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William E. Delk, Jr. et ux Shelia A. Delk by Warranty Deed from Robert Johnson et ux Irene Johnson dated October 6th, 1982 and filed for record in Book 5947, Page 193, in the Register's Office for Davidson County, Tennessee and further conveyed to Shelia A. Delk by Quit Claim Deed from William E. Delk, Jr. et ux Shelia A. Delk dated July 13th, 2005 and filed for record in Instrument No. 20050714-0081704, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

The said William E. Delk, Jr. joins in this conveyance to convey any and all interest marital or otherwise in the property by virtue of his marriage to Shelia A. Delk.

The 2007 Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 2215 Sadler Avenue, Nashville, TN 37210

(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 my hand this 1st day of February, 2007.

Sheila A. Delk

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 William E. Delk, Jr. et ux Shelia A. Delk the bargainor (s), 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 1st day of February, 2007.

Commission expires: 3-22-08

Notary Public

JONATHAN TRISTON JACOBS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
12745