THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03584

Return to:
First National Financial Title
5034 Thoroughbred Lane
Suite C
Brentwood, TN 37027

Property Address:
228 Cedarmont Circle, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Byron F. Stephens**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Bertha Miranda** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 17, Monte Carlo, Section II-C, as shown by plat of record in Book 5200, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from S.S. Properties, dated September 12, 1985, and recorded September 17, 1985, in the Register's Office for Davidson County, Tennessee, in Book 6658, at Page 415.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Davidson County DEEDWARR
Recvd: 02/13/07 10:47 2 pgs
Fees:13.00 Taxes:528.73
20070213-0018216

WITNESS Grantor's hand this 9th day of February, 2007.

_____{Seal}

Byron

State of TENNESSEE
County of DAVIDSON

On this the 9th day of February, 2007, before me, the undersigned officer, personally appeared Byron F. Stephens, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

_____
Notary Public

My Commission expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $142,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 9th of February, 2007.

_____
Notary Public

My Commission expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Bertha Miranda
113 Rolynn Drive
Nashville, TN 37210

Person Or Entity Responsible For Payment Of Taxes:
Bertha Miranda
113 Rolynn Drive
Nashville, TN 37210

Tax Parcel ID#: 162.13-0-206.00