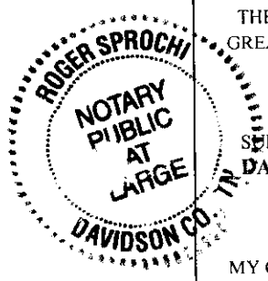
**WARRANTY DEED** **10365**

Davidson County DEEDWARR
Recvd: 02/20/07 14:19 2 pgs
Fees:13.00 Taxes:303.77
**20070220-0020897**




STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$82,100.00~~ $82,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF FEBRUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jose Alberto Villalonos Sepulveda** | **Premier Mortgage Funding, Inc.** | **108-07-0-A 020.00CO** |
| (NAME) | (NAME) | |
| **3008 Casa Drive** | **3001 Executive Drive, #300** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | **Clearwater, FL 33762** | |
| (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, **Charles Thomas Shelton and Elizabeth Shelton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Alberto Villalonos Sepulveda and Celina Fonseca, husband and wife**, 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:

A certain condominium unit and lot in **Davidson** County, Tennessee, described as follows: Lot No. **32, Unit 20,** in a Horizontal Property Regime as shown on the Plan of Phase One, Condominium Site Plan, Sections One & Two, **Patio Villa**, of record in Plat Book **5200**, Page **458**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Charles Thomas Shelton** by deed of record in Instrument 20041202-0143769, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Elizabeth Shelton by Charles Thomas Shelton as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20070220-0020896, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3008 Casa Drive, Nashville, TN 37214**
(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/our hand(s)** this **15th day of February, 2007**.

Charles Thomas Shelton

Elizabeth Shelton By Charles Shelton As Her Attorney in fact

State of Tennessee

County of Davidson

On this 15th day of February, 2007, before me personally appeared Charles Thomas Shelton, the person who executed the forgoing instrument on behalf of Elizabeth Shelton, and acknowledge that he executed the same as the free act and deed of the said Elizabeth Shelton, granted him, by the said Elizabeth Shelton.

Commission Expires: 11/24/07

Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

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 Charles Thomas Shelton bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee
this the 15th day of February, 2007.

Commission expireds: 11.24.07

Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN