Davidson County DEEDWARR
Recvd: 02/21/07 08:34 2 pg:
Fees:13.00 Taxes:629.37
20070221-0021210

Return to:

#480

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kenneth B. Tatum Jr., Sean Curtis Tatum and Mimi LaTasha Lawerence	Bank of America, NA Bldg 600	Map 151100-A
7004 S. Hampton Drive	9000 Southside Blvd.	Parcel 043.00 CO
Antioch, TN 37013	Jacksonville, Fl 32256	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Fernando Guerrero, married,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Kenneth B. Tatum Jr., Sean C. Tatum, and Mimi L. Lawerence, as joint tenants with right of survivorship and not as tenants in common,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 62 Phase One, Villages of Long Hunter, as shown of record in Instrument Number 20010123-0006894, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fernando Guerrero, Jr., married by warranty deed dated April 26, 2002 from Ole South Properties, Inc. of record in Instrument Number 20020502-0053911, said Register's Office.

This is the same description as used in the last deed of record.

Marta Ferreira joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions and HOA matters of record in Instrument Numbers 20010331-056382, and in 20010531-0056381, and in Instrument No. 20010531-0056383, said Register's Office.**
3. **Easements of record in Instrument Numbers 20000906-0088271, 20000906-0088272, Book 1101, page 457, Book 1115, page 302, Book 8197, page 288, Book 8358, page 91, Book 8358, page 94, Book 9691, page 919, Book 2338, page 466, and in Book 4446, page 423, said Register's Office.**
4. **All matters appearing of record in Instrument Number 20010123-006894, said Register's Office.**

This is improved property commonly known as **7004 S. Hampton Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $170,100.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2007

Notary public:

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of **February, 2007**.

Fernando Guerrero, Jr.

Marta Ferreira

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fernando Guerrero, Jr. and Marta Ferreira** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 15th day of **February, 2007.**

Notary Public

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011