(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/07 08:49 2 pgs
Fees:13.00 Taxes:447.70

20070226-0023075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: October 25, 2008.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — CAROL MCARTHUR — WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 302, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Guadalupe Dominguez	Southeast Financial Federal Credit Union	148.12-82.00
(NAME)	(NAME)	
829 Richards Rd.	444 James Robertson Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37219	
(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, I, **Fernando Gonzalez**, Married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Guadalupe Dominguez, An Unmarried Woman**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 248 on the Plan of Section 1, Debra Heights, as of record in Book 3842, page 20, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Richard's Road, at the corner of Lots 247 and 248; thence with the line between said lots, southerly 105 feet to a point; thence westerly 113.28 feet to a point in the easterly margin of McBride Road; thence with the margin of the same, northerly 84.46 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.32 feet to a point in the southerly margin of Richard's Road; thence with the margin of the same, easterly 89.9 feet to the point of beginning.

Being the same property conveyed to Fernando Gonzalez by Deed from Charles R. Spann and wife, Opal Spann, of record in Instrument No. 20020507-0055633, dated April 25, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3842, page 20; restrictions of record in Book 3949, page 404, and Book 4206, page 805; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **829 Richards Rd., 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Martha Lopez, wife of Fernando Gonzalez, joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to **Fernando Gonzalez**.

Witness my hand this 22nd day of February, 2007.

Fernando Gonzalez

Martha Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Fernando Gonzalez and wife, Martha Lopez**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 2007.

Notary Public

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

My Commission Expires: