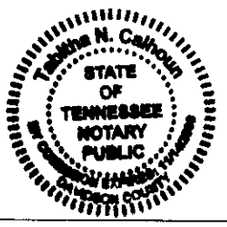
2757
V20180

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 121,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ **21st** DAY OF **February, 2007**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather L. Russell	~~Same~~ SunTrust Mortgage, Inc.	**165-14-0-135.00**
(NAME) **4936 Peppertree Drive**	(NAME) P.O. Box 79041	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS) Baltimore, MD 21279-0041	
(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, **Nazario Valdivia,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather L. Russell, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 291, PLAN OF PEPPERTREE FOREST, SECTION 13, as shown on plat of record in Plat Book 8250, Page 119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nazario Valdivia, unmarried by Warranty Deed from Darrell Holmes and wife, Yolanda Holmes, recorded on the 7th day of July, 2003 in Instrument No. 20030707-0093119, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4936 Peppertree Drive, 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 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.

Davidson County DEEDWARR
Recvd: 03/01/07 13:45 2 pgs
Fees:13.00 Taxes:449.18



20070301-0025457

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **February, 2007**.

X _____

Nazario Valdivia

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Nazario Valdivia**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 2/21/2007.

_____

NOTARY – Taree L. Russell

MY COMMISSION EXPIRES: 2/24/09

