WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/07 14:15 2 pg
Fees:13.00 Taxes:573.13

20070328-0037175

BRAD GOODMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/24/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin G. Pleitez	Market Street Mortgage Corp.	15008010400
(NAME)	(NAME)	
3504 Dove Creek Road	P.O. Box 22128	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tampa, FL 33622-2128.	
(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, Antoinette M. Cardenas, now known as Antoinette Cardenas-Johnson, and husband, Christopher Todd Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin G. Pleitez, unmarried and Rosa M. Baires, unmarried, as joint tenants with the right of survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 396 on the Plan of Towne Village of The Country, Section 5 of record in Plat Book 6250, Page 783-784, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Antoinette M. Cardenas, a single woman, now known as Antionette Cardenas-Johnson, by deed of record in Instrument No. 20040809-0096102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Christopher Todd Johnson 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.

unimproved ☐

This is improved ☒ property, known as 3504 Dove Creek Road, 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.

Witness our hands this 26th day of March, 2007.

Antoinette Cardenas-Johnson

Christopher Todd Johnson

STATE OF NEW MEXICO
COUNTY OF BERN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Antoinette Cardenas-Johnson and Christopher Todd Johnson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ABQ, New Mexico this 26th day of March, 2007.

Commission expires: 4807

OFFICIAL SEAL
RAYMOND OJINAGA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4807

Notary Public