Davidson County DEEDWARR
Recvd: 04/09/07 08:02 2 pg
Fees:13.00 Taxes:497.65

20070409-0041337

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March , 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7-15-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael Lobato -Gonzalez 1528 Meadow Bend Dr. Madison,TN 37115	New Owner	Map 52.08 Parcel 161

For and in 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,

Karmen Sims, an unmarried woman,

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rafael Lobato-Gonzalez and wife Guadalupe R. Herrera

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:

BEING LOT NO. 18 ON THE PLAN OF MEADOW BEND SUBDIVISION, SECTION 3, OF RECORD IN PLAT BOOK 6250, PAGE 532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KARMEN SIMS, AN UNMARRIED WOMAN, BY DEED FROM KENTON D. WESBY AND WIFE, TANISHA L. WESBY, DATED MAY 23RD, 2006, AND OF RECORD IN INSTRUMENT NO. 20060614-0070688, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 532, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1528 Meadow Bend Drive, Madison, TN 37115
(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 hand(s) this 30th day of March , 2007.

X Karmen Sims
Karmen Sims

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, Karmen Sims, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2007.

NOTARY PUBLIC

My Commission Expires:
7-15-2010

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076