File No. 270301761

20B

**WARRANTY DEED**

**PLEASE RETURN TO:**
**AMTITLE & ESCROW, LLC**
**515 RIVERGATE PARKWAY, SUITE 111**
**GOODLETTSVILLE, TN 37072**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Kayla Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2007.

Mary Birdwright
Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Manuel Isamael Acosta | CROWN MORTGAGE | 052-07-0 019.01 |
| (NAME) | (NAME) | |
| 619 Center Street | 812 WREN ROAD | |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | GOODLETTSVILLE, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 04/10/07 10:33 2 pgs
Fees:13.00 Taxes:480.63
20070410-0042457

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, **Jennifer L. Hord, an unmarried woman, and Philander Smith, an unmarried man, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manuel Ismael Acosta and wife, Daisy Perdomo**, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being the westerly part of Lot No. 15 in Block "A" on the unrecorded plan of Homeacres, as subdivided by Blanchard & Parrish, Surveyors, October 26, 1939. Said westerly Part of Lot No. 15 fronts 100 feet on the East side of Center Street and runs back toward Larkin Springs Road between parallel lines 234 feet to a line in the rear of said westerly part, which rear line measures 100 feet in width.

Being the same property conveyed to US Bank, N.A., Trustee for Citigroup Mortgage Loan Trust by Trustee's Deed dated May 25, 2005 of record in Instrument No. 200512090147962, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Dan R. Mills and Tami L. Mills by Special Warranty Deed dated February 7, 2006 of record in Instrument No. 200603160030402, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to US Bank, N.A., Trustee for Citigroup Mortgage Loan Trust by Corrected Trustee's Deed dated February 21, 2006 of record in Instrument No. 200603160030401, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jennifer L. Hord and Philander Smith, tenants in common with right of survivorship, by Warranty Deed dated June 1, 2006 of record in Instrument No. 200606050066238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Real property taxes for the year 2007 and thereafter, a lien not yet due and payable. Sewer/Strom Drainage Easement to Metropolitan Government of Nashville as of record in Deed Book 7542, Page 492, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 619 Center Street, 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 GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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 9th day of April, 2007.

Jennifer L. Hord

Philander Smith

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Hord, an unmarried woman, and Philander Smith, an unmarried man the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of April, 2007.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie Notary Public

**File Number: 270301761**

**RETURN TO:**

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066