Davidson County DEEDWARR
Recvd: 04/17/07 11:06 2 pgs
Fees:13.00 Taxes:517.63
20070417-0045687

File No. 270300343

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE PAMELA J. YATES WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael Alcazar Morales	Premier Mortgage Funding, Inc.	Map 151100A01700
(NAME) 7564 West Winchester Drive	(NAME) 3001 Executive Drive, Suite 120-P	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Clearwater, FL 33762-2260	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Boyce Luther Byrum III and wife, Erica Pentecost Byrum, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rafael Alcazar Morales and Gabriela Rivera Mora, HEREINAFTER CALLED THE GRANTEE(S), 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. 17, Villages of Longhunter, a Planned Unit Development, Phase 1, as shown by plat of record in Plat Instrument # 20010123-0006894, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Boyce Luther Byrum III and Erica Pentecost, joint tenants with rights of survivorship by deed from Connie White of record in Instrument number 20050712-0080639, Register's Office for said County. The said Erica Pentecost having since married and is now known as Erica Byrum.

Subject to all matters as set forth per Plat Instrument # 20010123-0006894 Register's Office of said County.

Restrictive Covenants of record in Deed Instrument Nos: 20010331-0056382; 20010123-0006894; 20031111-0164945, Register's Office of said County.

Subject to Quitclaim Deed to HOA of record in Deed Instrument # 20010531-0056381, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Deed Instrument # 20010531-0056381, Register's Office for said County.

By-Laws as shown of record in Instrument number 20041022-0127537, Register's Office for said County.

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 7564 West Winchester 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 GRANTEE(S), THEIR 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), 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/our hands this 13th day of April, 2007.

Boyce Luther Byrum III

Boyce Luther Byrum III

Erica Pentecost Byrum

Erica Pentecost Byrum

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Boyce Luther Byrum III and wife, Erica Pentecost Byrum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4/13/2007.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 270300343
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Return To:
Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067