#20473-1
Box 14A

Box 14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9-25-10

Davidson County DEEDWARR
Recvd: 04/27/07 08:27 2 pgs
Fees:13.00 Taxes:591.63
20070427-0050140

DONOR BARR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elvin E. Reyes	GMAC Mortgage Corporation	12005017900
(NAME) 1307 Winthorne Drive	(NAME) 100 Witmer Road	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Horsham, PA 19044-0963	
(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, Emmanuel C. Clottey and wife, Marissa Clottey and Dorothy Appiah F.K.A. Dorothy Clottey and husband, Elvis Appiah, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elvin E. Reyes, unmarried, 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. 5C15, on the Plan of Glengarry Park, Section 5-C, of record in Plat Book 3500, Page 54, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emmanuel C. Clottey and Dorothy Clottey, both unmarried, by deed of record in Instrument No. 199912170304327,Register's Office for Davidson County, Tennessee.

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

Elvis Appiah 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.

Marissa Clottey 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 1307 Winthorne Drive, Nashville, TN 37217

(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.

APR. 24. 2007 3:55PM ADVANTAGE TITLE 615-777-2015 NO. 5405 P. 12

Witness our hands this 25th day of April, 2007.

Marissa Clottey

Marissa Clottey

Elvis Appiah

Emmanuel C. Clottey

Emmanuel C. Clottey

Dorothy Appiah

Dorothy Appiah

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Appiah, Elvis Appiah, Emmanuel C. Clottey and Marissa Clottey 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 Nashville, Tennessee this 25th day of April, 2007.

Commission expires: 5-30-2007

KRYSTAL T. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

APR. 24. 2007 3:56PM ADVANTAGE TITLE 615-777-2015 NO. 5405 P. 13