WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-14-09

(AFFIX SEAL)

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/19/07 10:11 2 pgs
Fees:13.00 Taxes:622.71
20070619-0073053

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Thieneman	SunTrust Mortgage, Inc.	Map 176-01-0-A
(NAME) 6809 Hickory Rim Court	(NAME) P.O. Box 26149	Parcel 109
(ADDRESS) Antioch, TN 37013	(ADDRESS) Richmond, VA 23260	
(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, I, **MARIA VARGAS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL THIENEMAN,** 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. 109 on the Plan of The Estates of Hickory Woods of record in Instrument #20010412-0036163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Maria Vargas by deed from Classic Homes BOS, LP, of record in Instrument #20040203-0012904, said Register's Office. Maria Vargas conveyed her interest to Maria Vargas and Jose Rocha Ojeda and Elsa Rangel Alvarez by Quitclaim Deed of record in Instrument #20040716-0084933, said Register's Office. The interest of Jose Rocha Ojeda and Elsa Rangel Alvarez was conveyed to Maria Vargas by ORDER of record in Instrument #20070608-0068829, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes (b) all matters appearing on the plan of record in Instrument #20010412-0036163 said Register's Office; and (c) restrictive covenants of record in Instrument #20010814-0087812, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6809 Hickory Rim Court, Antioch, Tennessee 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.

FILE BOX 43

Witness my hand this 15th day of June, 2007.

Maria Vargas

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 Maria Vargas, the bargainor, with whom I am personally acquainted or 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 and official seal at Nashville, Tennessee this 15th day of June, 2007.

Commission expires:

Notary Public

