WARRANTY DEED

KIM L. HOWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007

Notary Public

MY COMMISSION EXPIRES: July 21, 2007
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/20/07 10:18 2 pgs
Fees:13.00 Taxes:462.13
20070620-0073568

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Raymundo Ramos	Banco Popular North America	163-02-0-004.00
(NAME)	(NAME)	
5029 Highlander Drive	9600 Bryn Mawr, 3rd Floor	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Rosemont, IL 60018	
(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, Cynthia J. Hackney-Fierro, unmarried,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin Raymundo Ramos, a married man, 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. 51, on the Plan of Hickory Highland, Phase 3 of record in Plat Book 9700, Page 798, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia J. Hackney-Fierro, A Single Person, by deed of record in Instrument Number 20031003-0146476 Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Cynthia J. Hackney-Fierro by Harvey Carter as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070620-0073567, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5029 Highlander 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 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 this 15th day of June, 2007.

Cynthia Hackney-Fierro by Harvey Carter attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of June, 2007, before me personally appeared Harvey Carter, the person who executed the foregoing instrument on behalf of Cynthia J. Hackney-Fierro and who acknowledged that he executed the same as the free act and deed of the said Cynthia J. Hackney-Fierro, through Power of Attorney granted he by the said Cynthia J. Hackney-Fierro.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June.

Commission expires: 5-2-2011

KRYSTAL J. HODGES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011

JUN. 18. 2007 9:09AM ADVANTAGE TITLE 615-777-2015 NO. 6539 P. 22