WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/07 09:18 2 pgs
Fees:13.00 Taxes:332.63
20070622-0074586

JUDITH G. JACOBS NOTARY PUBLIC STATE OF TENNESSEE FAIRVIEW CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/15/08
(AFFIX SEAL)

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
Regina Rivera	Homecomings Financial, LLC ISAOA/ATIMA	094-08-0-001
(NAME)	(NAME)	
1800 Dahlia Drive	2101 Rexford, Suite 250 W	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Charlotte, NC 28211	
(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, Jose A. Ventura and wife, Maria G. Arredondo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regina Rivera, a single person, 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:

Being Lot No. 17 on the Plan of Dahlia Gardens, Section 2 of record in Book 2900, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
Said Lot No. 17 fronts 112.1 feet on the northerly side of Dahlia Drive and extends back 205.5 feet on the easterly line and 196.1 feet on the westerly line to a dead line, measuring 90 feet thereon.

Being the same property conveyed to Jose A. Ventura and Maria G. Arredondo, by deed of record in Instrument No. 20020131-0013774, 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 Maria G. Arredondo by Jose A. Ventura as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040510-0052681.in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1800 Dahlia Drive, Nashville, TN 37210
(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 our hands this 19th day of June, 2007.

Jose A. Ventura

Jose A. Ventura

Maria G. Arredondo by

Maria G. Arredondo by Jose A. Ventura, her attorney in fact

Jose A. Ventura her attorney in fact-

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 Jose A. Ventura with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

On this the 19th day of June, 2007, before me personally appeared Jose A. Ventura, the person who executed the foregoing instrument on behalf of Maria G. Arredondo and who acknowledged that he executed the same as the free act and deed of the said Maria G. Arredondo, through Power of Attorney granted he by the said Maria G. Arredondo.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2007.

Commission expires:

La Trece McAdoo

Notary Public

La Trece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

La Trece McAdoo

La Trece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County