Davidson County DEEDWARR
Recvd: 06/22/07 11:52 2 pgs
Fees:13.00 Taxes:592.00

20070622-0074775

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-21-10

(AFFIX SEAL)

JOHN GLEA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

R-BOA-07-1308

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro S. Zamudio	Bank of America	179-03-0A-082.00 CO
1308 High Meadow Court (ADDRESS)	(NAME) 9000 Southside Blvd, Bldg 700, File Receipt Dept	~~179-03-0A-082.00 CO~~
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(ADDRESS) Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY MAYS AND KRISTEE J. MAYS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PEDRO S. ZAMUDIO AND ALISA MCDONALD, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 28, CHELSEA VILLAGE ADDITION, SECTION THREE, as shown on plat of record in Plat Book 9700, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

The said Kristee J. Mays joins herein to convey any and all marital interest she may have in the above-described property.

Being the same property conveyed to Timothy Mays by Warranty Deed from Butler Builders, LLC, recorded on the 9th day of September, 1996 in Deed Book 10182, Page 551, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of recrod in Book 9700, Page 45; Book 8082, Page 329; Book 8083, Page 386; Book 8842, Page 434; Book 9858, Page 386; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1308 High Meadow 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 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 hand(s) this 20th day of June, 2007.

Timothy Mays

Kristee J. Mays

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Mays and Kristee J. Mays, the within named bargainor, 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, this the 20th day of June, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8. 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903