WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/03/07 10:35 2 pgs
Fees:13.00 Taxes:762.20

20070703-0079304

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
Brett Raymond	Franklin American Mortgage Company	141-06-0-C-070.00-CO
(NAME)	(NAME)	
3913 Bridgeview Lane	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Franklin, TN 37067	
(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, Vicente J. Rueda and, Magnolia A. Rueda, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brett Raymond and Iveta Raymond, husband and wife, 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. 58 of the Plan of Riverbridge Community, Phase 1B, of record in Instrument NO. 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vicente J. Rueda and Magnolia A. Rueda, by deed of record in Instrument NO. 20040324-0033552, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Vicente J. Rueda by Magnolia A. Rueda as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument NO. 20070703-0079303, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3633 Crossbrooke Drive, Nashville, TN 37221

(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 28th day of June, 2007.

By Magnolia A. Rueda, Attorney in Fact

Vicente J. Rueda by Magnolia A. Rueda Its attorney-in-fact

Magnolia A. Rueda

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 Vicente J. Rueda and Magnolia A. Rueda 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.

On this the 28th day of June, 2007, before me personally appeared Magnolia A. Rueda, the person who executed the foregoing instrument on behalf of Vicente J. Rueda and who acknowledged that he executed the same as the free act and deed of the said Vicente J. Rueda, through Power of Attorney granted his by the said Vicente J. Rueda.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2007.

Commission expires:

Notary Public

My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

After Recording Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
2974

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