WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13
13247

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
Victor I. Palomares	Bank of America	14904021700
(NAME)	(NAME)	
2636 Somerset Drive	FL9-700-05-22, Jacksonville Post	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217-3909	Jacksonville, FL 32256	
(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, Albert S. Jackson and wife, Rose G. Jackson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor I. Palomares and wife, Herlinda Argueta, 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. 326, Edge-O-Lakes Estates, Section 9, as of record in Book 3700, Page 131, Register's Office for said County.

Said Lot No. 326 fronts 82.68 feet along the easterly margin of Somerset Drive and runs back 184.43 feet on the northerly line and 150 feet on the southerly line to a line at the rear measuring 82.81 feet thereon, more or less.

Being the same property conveyed to Albert S. Jackson and Rose G. Jackson, by deed of record in Book 4336, Page 177, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Albert S. Jackson by Rose G. Jackson as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060329-0035547, in the Register's Office for Davidson County, Tennessee.

Albert S. Jackson also known as Albert Stanley Jackson.

Rose G. Jackson also known as Rose Gertrude Jackson.

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

Davidson County DEEDWARR
Recvd: 07/17/07 14:52 2 pgs
Fees:13.00 Taxes:499.50
20070717-0085141

unimproved ☐

This is improved ☒ property, known as 2636 Somerset Drive, Nashville, TN 37217-3909
(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 23rd day of May, 2007.

Albert S. Jackson by Rose G. Jackson his attorney in fact

Albert S. Jackson by Rose G. Jackson his attorney in fact

Rose G. Jackson

Rose G. Jackson

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 Rose G. Jackson 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 purpose therein contained.

AND

On this the 23rd day of May, 2007, before me personally appeared Rose G. Jackson, the person who executed the foregoing instrument on behalf of Albert S. Jackson and who acknowledged that she executed the same as the free act and deed of the said Albert S. Jackson, through Power of Attorney granted she by the said Albert S. Jackson.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 2007.

Commission expires:

7/25/09

Heidi Jo Clayton

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp. 07/25/09 State Of TENNESSEE Davidson County