WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 7-25-09

BOX 13
13500

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
Javier Ontiberos	JPMorgan Chase Bank, N.A.	02100029900
(NAME)	(NAME)	
6153 Clarksville Pike	1901 Roxborough Rd. #406	
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	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, Patricia Y. Stroud, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Javier Ontiberos unmarried, 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. 19 on the plan of Morgan Estates, Section Two, of record in Book 5200, page 26, Register's Office for said County.

Said Lot No. 19 fronts 110.0 feet on the southwesterly margin of Clarksville Highway and extends back 310.94 feet on the northwesterly line which is a broken line and 311.23 feet on the southeasterly line to a dead line in the rear, measuring 177.0 feet thereon.

Being the same property conveyed to Javier Ontiberos, by deed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earnest R. Stoud and wife Patricia Y Stroud, by deed of record in Book 7558, Page 190, Register's Office for Davidson County, Tennessee. The said Earnest R. Stroud having since died.

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

unimproved ☐

This is improved ☒ property, known as 6153 Clarksville Pike, Joelton, TN 37080

(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.

Davidson County DEEDWARR
Recvd: 07/17/07 14:51 2 pgs
Fees:13.00 Taxes:577.20
20070717-0085143

Witness our hands this 5th day of July, 2007.

Patricia Y. Stroud

Patricia Y. Stroud

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 Patricia Y Stroud 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.

Witness my hand and official seal at Nashville, Tennessee this 5th day of July, 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