WARRANTY DEED

Returned to:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
B-5464

KAREN ROSE GONZALEZ NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Carol Rivers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2007.

Karen Rose Gonzalez
Notary Public

MY COMMISSION EXPIRES: 8-16-08
(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
Ericka L. Todd	Ericka L. Todd	17602003000
(NAME)	(NAME)	
5032 Trailwater Drive	5032 Trailwater Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, Adalberto Cruz and wife, Maria Cruz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ericka L. Todd, 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. 252 on the Plan of Peppertree Forest Subdivision, Section 15 of record in Plat Book 7900, page 574, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adalberto Cruz and wife, Maria Cruz, by deed of record in Book 9474, Page 926, 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 Adalberto Cruz and wife, Maria Cruz by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070807009396 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5032 Trailwater Drive, Antioch, TN 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 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: 08/07/07 09:38 2 pgs
Fees:13.00 Taxes:543.90
20070807-0093918

AUG. 3. 2007 1:39PM ADVANTAGE TITLE 615-777-2015 NO. 9116 P. 22

Witness our hands this 3rd day of August, 2007.

Adalberto Cruz by Carolyn Adcock atty-in-fact
Adalberto Cruz by Carolyn Adcock, his attorney in fact

Maria Cruz by Carolyn Adcock atty-in-fact
Maria Cruz by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 3rd day of July, 2007, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Adalberto Cruz and Maria Cruz and who acknowledged that she executed the same as the free act and deed of the said Adalberto Cruz and Maria Cruz , through Power of Attorney granted her by the said Adalberto Cruz and Maria Cruz

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2007.

Commission expires: 5-2-2011

KRYSTN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Krystn T Hedges
Notary Public

AUG. 3. 2007 1:39PM ADVANTAGE TITLE 615-777-2015 NO. 9116 P. 23