WARRANTY DEED 10708

CAROLYN D. MULE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF JULY, 2007.**

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007.~~ 9-7-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Del Pilar Zuluaga	New Owner	**135-12-0-A-031.00CO**
(NAME)	(NAME)	
2069 Nashboro Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **Stanley K. Barnes, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Del Pilar Zuluaga,*** 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:

* A MARRIED PERSON

Land in **Davidson** County, Tennessee, being Unit No. **2069 and Carport Unit 2069 G, Nashboro Village Twelve Condominium,** of record in Plat Book **4675**, Page **121**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Stanley K. Barnes, unmarried** by deed of record in Book 5644, Page 552, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2069 Nashboro Blvd., Nashville, TN 37217**

(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.

Return to: Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/09/07 09:45 2 pgs
Fees:13.00 Taxes:406.63
20070809-0095219

Witness **my/our hand(s)** this **24th day of July, 2007**.

Stanley K. Barnes by Jackie Charlton POA

State of Tennessee County of Rutherford

On this 24th day of July, 2007 before me personally appeared Jackie Charlton, the person who executed the foregoing instrument on behalf of Stanley K. Barnes, and acknowledged that Jackie Charlton executed the same as the free act and deed of the said Stanley K. Barnes, through Power of Attorney granted Jackie Charlton, by the said Stanley K. Barnes.

Notary Public

Commission Expires:11/24/07

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.