Davidson County DEEDWARR
Recvd: 08/09/07 09:49 2 pgs
Fees:13.00 Taxes:436.23

20070809-0095226

File No. 270600691

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~September 22, 2007~~. 9-7-10
(AFFIX SEAL)

CAROLYN D. MULE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eduardo Hinojosa-Luna	Eduardo Hinojosa-Luna	Map 165-13-0A Parcel 062.00 CO
(NAME) 709 Pepperwood Court	(NAME) 709 Pepperwood Court	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Michael Allen Gooch and wife, Kelly Dawn Gooch,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eduardo Hinojosa Luna,** ~~**married,**~~ HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * and wife Martha G. Vallejo

Land in Davidson County, Tennessee, being all of Lot No. 348, on the Plan of Section Four Peppertree Forest Subdivision, as shown by plat appearing of record in Plat Book 7900, Page 426, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Allen Gooch and wife, Kelly Dawn Gooch by Warranty Deed dated July 9, 1999 of record in Book 11576, Page 483, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Michael Allen Gooch and wife, Kelly Dawn Gooch by Warranty Deed dated July 9, 1999 of record in Book 11576, Page 483, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 Real property taxes and every year thereafter; Restrictions of record in Book 8757, page 607, said Register's Office; By-Laws filed of record in Book 8757, page 623, said Register's Office; HOA Charter filed of record in Book 8757, page 639, said Register's Office; Water line Easement of record in book 9207, page 478, said Register's Office; Sewer line Easement filed of record in book 9207, page 483, said Register's Office; Subject to any and all matters on plan of record filed in Plat book 7900, page 426; all in the Register's Office for Davidson county, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 709 Pepperwood Court, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 my/our hands this 23rd day of July, 2007.

Michael Allen Gooch

Kelly Dawn Gooch, by Michael Allen Gooch, her AIF
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 23 day of July, 2007, before me personally appeared Michael Allen Gooch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Kelly Dawn Gooch, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20070809009522 5, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 23 day of July 2007.

Commission expires: 9/22/07

Notary Public

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

File Number: 270600691

~~**RETURN TO:**~~

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Return to:

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