File No. 20070283

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/07 10:26 2 pgs
Fees:13.00 Taxes:471.75
20070810-0095891

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew LaGrand	Countrywide Home Loans	63-16B-26CO
(NAME)	(NAME)	
1656 Aaronwood Drive	2021 N. Gallatin Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Madison TN, 37115	
(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, Titus Paderanga and wife, Lynn Paderanga, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew LaGrand, 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: *Married

Being Lot No. 26 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, page 445, and by an Amendment to Change Name of record in Book 8181, page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Titus Paderanga, unmarried by deed from Fox Ridge Homes Inc., dated and recorded on November 30, 1994 in Record Book 9544, page 59, Register's Office, Davidson County, Tennessee.

Subject to declarations of record in Book 7351, page 852, Book 7451, page 739, Book 8181, page 112 and Book 8336, page 393, said Register's Office.

Subject to easements of record in Book 2247, page 75, Book 8007, page 235, Book 8739, page 991, Book 8657, page 179, Book 7460, page 930, Book 7489, page 515, Book 8207, page 276 and Book 8951, page 797, said Register's Office.

Lynn Paderanga joins in this conveyance to convey any and all rights she may have.

unimproved ☐

This is improved ☒ property, known as 1656 Aaronwood Drive, Old Hickory, TN 37138
(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 27th day of July, 2007.

Titus Paderanga

Lynn Paderanga

File No. 20070283

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Titus Paderanga and wife, Lynn Paderanga, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2007.

Commission expires:

Lura Brady
Notary Public

