Return to,

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

6-5474

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $136,700.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2007.

Notary Public

Expiration of commission. 08-16-08

(Notary Stamp)

KAREN ROSE GONZALEZ NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/28/07 10:01 2 pgs
Fees:13.00 Taxes:505.79

20070828-0103015

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Milad Gayed **Ganet Sarabana**	Bank of America, 133	**Map 135, Group 14-O-C, Parcel 30-CO**
664 Ransom Village Way	P.O. Box 1675	
Antioch, TN 37013	Coraopolis, PA 15108	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Guillermo Andrade, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Milad Gayed and wife, Ganet Sarabana

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. 30, on the Plan of Ransom Village, of record in Plat book 7900, pages 833 and 834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Guillermo Andrade and Alfonso Andrade, by Warranty Deed, from Kimberly C. Palmer Troup, f/k/a Kimberly C. Palmer and husband, William Calvin Troup, Jr., of record in Instrument No. 20021108-0138038, Dated October 31, 2002, Register's Office for Davidson County, Tennessee. Alfonso Andrade conveyed his interest in said property by Quitclaim Deed, to Guillermo Andrade, of record in Instrument No. 20070822-0100510, Register's Office for Davidson County, Tennessee.

Rosa Andrade, wife of Guillermo Andrade, joins in the execution of this instrument for the purpose of conveying her martial interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, pages 833 and 834, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9525, page 187 and Book 9647, page 72, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 7097, page 158, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7640, page 522, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6594, page 983, Book 6865, page 79, Book 7196, page 239 and Book 9195, page 132, Register's Office for DAVIDSON County, Tennessee.
Non-Disturbance Agreement of record in Book 7193, page 253, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 7877, page 973, Book 8170, page 947 and Book 8550, page 766, Register's Office for DAVIDSON County, Tennessee.
Drainage Easement of record in Book 9653, page 153 and Book 9195, page 125, Register's Office for DAVIDSON County, Tennessee.
Easement to South Central Bell of record in Book 6803, page 287, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 9525, page 210, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 664 Ransom Village Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 hand(s) this 24th day of August, 2007.

Guillermo Andrade.
Guillermo Andrade

Rosa Delia Montanez
Rosa Andrade
Delia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Delia

Personally appeared before me, a Notary Public of said County and State, Guillermo Andrade and Rosa Andrade, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Blumwright
State of Tennessee Notary Public
Williamson County

File #: **07661-SH**
RECORD & RETURN TO:
Jack Cooe Wilson Title Assoc.
1100 Expressions Center Dr.
Brentwood, TN 37027