Davidson County DEEDWARR
Recvd: 09/20/07 14:21 2 pgs
Fees:13.00 Taxes:395.53

20070920-0112734

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,900.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF September, 2007

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

WARRANTY DEED

Notary Seal present but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

P-07-6336

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendi L. Colgan	THDA, c/o First Tennessee Home	
6336 Columbia Avenue	(NAME) P.O. Box 7481	091-13-0-014.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIRK R. ESPINOZA AND WIFE, LETRICIA L. ESPINOZA, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WENDI L. COLGAN, hereinafter called the Grantees, their heirs and assigns, that 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. 5, Block E, on the Plan of Crolywood Subdivision, Section Two of record in Plat Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kirk R. Espinoza and wife, Letricia L. Espinoza by deed from Thomas L. Dodson and wife, Connie L. Dodson, formerly Connie L. Miner of record in Book 10353, Page 401, in the Register's Office for Davidson County, Tennessee, dated February 21, 1997.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6336 Columbia Avenue, Nashville, Tennessee 37209
(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 my/our hand(s) this 14th day of September, 2007.

Kirk R. Espinoza

Kirk R. Espinoza

Letricia L. Espinoza

Letricia L. Espinoza

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirk R. Espinoza and wife, Letricia L. Espinoza the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of September, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL L. BAKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800