RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/07 11:09 2 pgs
Fees:13.00 Taxes:388.13

20071023-0125283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00.

Carl R. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTOPHER C. ANTRELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Rodriguez-Quiles and Iris Santa-Biez	ABN AMRO Mortgage Group, Inc.	
(NAME) Maredo De Los Palmas	(NAME) PO Box 57068	Map 92-10-78
(ADDRESS) Gurabo, PR 00778	(ADDRESS) Irvine, CA 92619-7068	Parcel
(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, I, **CARL R. JOHNSON**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **FRANCISCO RODRIGUEZ-QUILES AND WIFE, IRIS SANTA-BIEZ**, 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:

Being the east part of Lot No. 46 and the east part of the northerly 13 feet of Lot No. 44 on the Plan of Charlotte Heights, as of record in Book 57, page 169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl R. Johnson by deed dated February 10, 2005 from Deutsche Bank Trust Company Americas fka Banker's Trust Company, as Trustee and Custodian, by: Saxon Mortgage Services, Inc., fka Meritech Mortgage Services, Inc. of record in Instrument No. 20050222-0019154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

SUBJECT PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF GRANTOR.

unimproved ☐
This is improved ☒ property, known as 529 31st Ave. North, Nashville, TN 37209

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 I 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 I do further covenant and bind myself, my 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 hand this 12th day of October, 2007.

Carl R. Johnson

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 Carl R. Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 12th day of October, 2007.

Commission expires:

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011