WARRANTY DEED

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2007.

Notary Public

MY COMMISSION EXPIRES: . 7/18/2010
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/06/07 10:13 2 pg:
Fees:13.00 Taxes:407.00

20071106-0130751

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Carpio and Mesias Carpio and Oswaldo Carpio	Mesias Carpio	083-06-0-319
(NAME)	(NAME)	
505 North 16th Street	1512 Eastland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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/WE, Charles Huffines, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Carpio and Mesias Carpio and Oswaldo Carpio, 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 North 75 feet of Lots 16, 17 and 18 on the Map of George Shield's East End Addition, of record in Book 57, Page 112, Register's Office for said County.

Being the same property conveyed to Charles F. Huffines and Shirley A. Huffines from San Sanders, Sr., Sam Sanders, Jr. and Ronald Sanders dated 11/02/77 and recorded on 11/03/77, of record in Deed Book 5218, Page 402, Register's Office for said County. The said Shirley A. Huffines having since died, the property is vested solely in Charles F. Huffines.

Any and all matters as set forth in the plat of record in Deed Book 57, Page 112, said Register's Office.; .

unimproved ☐
This is improved ☒ property, known as 505 North 16th Street, Nashville,TN,37206

(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 hand this 26th day of October, 2007.

Charles F. Huffines

Charles F. Huffines

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Charles Huffines with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 26th day of October, 2007.

Commission expires: 7-18-2010

Vanessa E. Allen

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130