20B

File No. 271100277

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/07 11:52 2 pgs
Fees:13.00 Taxes:536.50
20071203-0139750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**

x Mario Llangari
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Llangari	**Vision Mortgage Professionals, Inc., TN #3026**	**MAP 42-12**
(NAME)	(NAME)	**PARCEL 80.00**
411 Williams Avenue	**155 Legends Drive, Suite P**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Lebanon, TN 37087**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Manuel C. Llangari Chiqui and wife, Julia V. Romero,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mario Llangari, A Single Man

HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 3 on the Plan of Woodrose Subdivision, of record in Book 5800, Page 216, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the south right-of-way of Williams Avenue, the northeast corner of the Byrd property, thence with the right-of-way southeast 64.07 feet to a point; thence south 11 deg. 57 min 22 sec. west leaving Williams Avenue 200 feet to a point; thence north 78 deg. 02 min. 59 sec. west 87.3 feet to a point; thence north 18 deg. 34 min. 38 sec. east 201.34 feet to the point of beginning.

Being the same property conveyed to Manuel C. Llangari Chiqui and wife, Julia V. Romero by Warranty Deed from James W. Sutton and wife, Sandra C. Sutton, dated September 30, 2005 and filed of record in Instrument Number 20051007-0121378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

Rosa H. Llangari Chiqui executed this instrument on behalf of Manuel C. Llangari Chiqui and wife, Julia V. Romero pursuant to the Specific Power of Attorney which is of record by Instrument No.
20071203013 9749 **in the Register's Office for Davidson County, Tennessee.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **411 Williams Avenue, Madison, TN 37115**
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 30th day of November, 2007.

Manuel C Llangari Chiqui
Manuel C. Llangari Chiqui

Julia V Romero
Julia V. Romero

Rosa H Llangari Chiqui
By Rosa H. Llangari Chiqui, His Attorney-In-Fact

Rosa H Llangari Chiqui
By Rosa H. Llangari Chiqui, Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for the State and County aforesaid, Rosa H. Llangari Chiqui, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact, pursuant to Specific Power of Attorney of record in Instrument No. 20071203 0139749, Registers Office for Davidson County, Tennessee, Rosa H. Llangari Chiqui isthe **Attorney-in-Fact** of Manuel C. Llangari Chiqui, a/k/a Manuel C. Chiqui Llangari, and Julia V. Romero, a/k/a Julia V. Llangari Romero, (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker.**

Witness my hand at office this 30th day of November, 2007.

Commission expires: 08/23/2011

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Daniel L. Wischhof, Notary Public

File Number: 271100277
RETURN TO:
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