WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

J. SUSAN NOTARY PUBLIC AT LARGE TN WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Eduardo Martinez	Southeast Financial Federal Credit Union	150-10-0-217.00
(NAME)	(NAME)	
3301 Forest Breeze Dr.	444 James Robertson Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	
(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, **Dana L. Finch, Unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Eduardo Martinez, Unmarried**, HEREINAFTER CALLED THE GRANTEE, HER 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. 42, Section 2, Jamestown Estates, as shown on plat of record in Plat Book 6900, page 865, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dana L. Finch, an unmarried woman by Deed from Susanne Marie Gray, of record in Instrument No. 2006082401-04338, dated August 18, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; all matters appearing on the Plan of record in Plat Book 6900, page 865 restrictions of record in Book 7476, page 643, Book 7502, page 11, Book 7861, page 420, Book 8149, page 337; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3301 Forest Breeze Dr., Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 12/11/07 08:49 2 pgs
Fees:13.00 Taxes:462.50
20071211-0142691

Witness my hand this 6th day of December, 2007.

Dana L. Finch

Dana L. Finch

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Dana L. Finch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at SunTrust Bank, North Carolina, this 6th day of December, 2007.

Rachel W McGinnis

Notary Public

My Commission Expires: 4-1-09

RACHEL W. McGINNIS
NOTARY PUBLIC
FORSYTH COUNTY, N. C.
My Commission Expires 4-1-2009