WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/07 12:22 2 pgs
Fees:13.00 Taxes:444.00

20071217-0144535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-16-2008

(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
Pablo Mendez	Southeast Financial Credit Union	150-11-0-346.00
(NAME)	(NAME)	
1621 Maple Timber Court	444 James Robertson Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, Tennessee 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, **Ricardo Segovia, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pablo Mendez and wife, Serapia Gonzalez Hernandez**, 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 Lot No. 120, Lake Towne Park, Section 8, of record in Book 7900, page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ricardo Segovia, an unmarried man by Deed from Sheila D. Gibbs, of record in Instrument No. 20030807-0112408, dated July 24, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County 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 7900, page 467 said Register's Office. Restrictions of record in Book 7568, page 219, Book 7931, page 898, Book 7931, page 900, Book 8078, page 921, Book 8688, page 532, Book 8829, page 725, Book 6784, page 334, Book 7030, page 566, Book 7285, page 709, Book 7310, page 58, and Book 7564, page 871, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1621 Maple Timber Court, 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.

Witness my hand this 13th day of December, 2007.

Ricardo Segovia

Ricardo Segovia

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2007.

Notary Public

My Commission Expires:

1/16/08

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN