File No. 271101252

20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/07 10:18 2 pgs
Fees:13.00 Taxes:517.63

20071220-0145999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,900.00**

By BW Tp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 18TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011

(AFFIX SEAL)

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

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
Beverly H. Weatherspoon	Bank of America	Map 52.04-0C Parcel 18.00CO
(NAME) 809 Usher Drive	(NAME) 9000 Southside Blvd., Bldg. 700	
(ADDRESS) Madison, TN 37115	(ADDRESS) Jacksonville, FL 32256	
(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

Eduardo Limonta, unmarried and Deana C. Limonta Vandivier and husband, Jeremy Vandivier,

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

Beverly H. Weatherspoon and Brian F. Weatherspoon, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 18, on the Plan of Ravenwood, as shown on plat of record as Instrument No. 20001211-0121554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Eduardo Limonta and wife, Deana C. Limonta by Warranty Deed dated October 29, 2004, from Nusi Okewusi, a married woman, and husband, Akin Okewusi, of record by Instrument No. 20041118-0138748 in the Register's Office for Davidson County, Tennessee. The said parties having since divorced pursuant to the Final Divorce Decree in the Eighth Circuit Court for Davidson County, Tennessee at Nashville, Deana Christina Limonta vs. Eduardo Francisco Limonta, Docket # 06D-2014. The said Deana C. Limonta having since married and is now known as Deana C. Limonta Vandivier.

Jeremy Vandivier joins in this conveyance to relinquish any and all right, especially marital rights, which he may have in said property by virtue of his marriage to Deana C. Limonta Vandivier.

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

Deana C. Vandivier executes this instrument on behalf of Eduardo Limonta pursuant to the Special Power of Attorney which is placed of record by Instrument No. 20071220-0145998 in the Register's Office for **Davidson County, Tennessee.**

Deana C. Vandivier being one and the same person as Deana C. Limonta and Deana Christina Limonta.

Eduardo Limonta being one and the same person as Eduardo F. Limonta and Eduardo Francisco Limonta.

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 **809 Usher Drive, 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), THEIR 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), 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 our hands this 18th day of December, 2007.

x Eduardo Limonta
By Deana C. Vandivier Atty in Fact

Eduardo Limonta
By Deana C. Vandivier, His Attorney-In-Fact

Jeremy Vandivier

Deana C. Limonta Vandivier

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 Deana C. Limonta Vandivier and husband, Jeremy Vandivier the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of December, 2007.

Commission expires: August 23, 2011

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

Daniel L. Wischhof Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Deana C. Vandivier, with whom I am personally acquainted, 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 the Power of Attorney of record in Instrument No. 20071220-0145998, Registers Office for Davidson, Deana C. Vandivier,the **Attorney-in-Fact** of Eduardo F. Limonta (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** on this 12/18/2007.

My Commission Expires: 8/23/2011

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

, Notary Public.

File Number: 271101252

RETURN TO:
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