File No. 271100674

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/08 10:40 4 pgs
Fees:23.00 Taxes:166.50

20080104-0001056

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/4/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armando Martinez Sr.	Armando Martinez, Sr.	082-07-0-207.00
(NAME) 1710 NE 170 Street	(NAME) 1710 NE 170 Street	
(ADDRESS) North Miami Beach, FL 33162	(ADDRESS) North Miami Beach, FL 33162	
(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, , James Williams Jr. and wife, Sheila Vaden-Williams, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Armando Martinez Sr., a married man, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of Townwood Homes, Section I, as of record in Plat Book 3106, Page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Williams Jr. and wife, Sheila Vaden-Williams by deed from Leland D. watts and wife, Winnifred A. Watts of record in Instrument number 20060627-0076573, filed for record on June 27, 2006, Register's Office for said County.

Said property previously conveyed to Leland D. Watts and Winnifred A. Watts by deed from Richard H. Dinkins and Charlotte T. Dinkins, of record in Book 10654, page 332, filed for record on October 22, 1997, said Register's Office.

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 701 Joseph Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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), 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), 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/our hands this 10th day of December, 2007.

James Williams Jr.

Sheila Vaden-Williams

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Williams Jr. and wife, Sheila Vaden-Williams 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of December, 2007.

Commission expires: 12-01-2010

Belen P. Rueda

Notary Public



File Number: 271100674

RETURN TO:
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

File No.: 271100674

I, James Williams hereby certify that I am not the same person as the James Williams against whom the following judgments are outstanding:

- Judgment Lien filed by Washington Mutual Finance formerly Blazer Finance as of record in Instrument No. 20010403-0032389, Register's Office for Davidson County, Tennessee.
- Judgment Lien filed by Goult Financial, LLC, assignee of Household Finance of record in Instrument No. 20070720-0086614, Register's Office for Davidson County, Tennessee.

I further certify that I have never live at the property located at:

- 303 Pullen Avenue, Nashville, Tennessee, 37207

James Williams

Date: 12/10/07

STATE of Maryland,
COUNTY of Prince Georges

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Williams, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of December, 2007.

My Commission Expires: 12-01-2010

Belen P. Rueda
Notary Public

BELEN P. RUEDA NOTARY PUBLIC EXP. 12/01/10 ANNE ARUNDEL COUNTY, MD

File No.: 271100674

I, Armando Martinez, Sr. hereby certify that I am not the same person as the Armando Martinez against whom the following judgments are outstanding:

- Judgment Lien filed by Environmental Court, Metro Codes #819 as of record in Instrument No. 20060807-0096568, Register's Office for Davidson County, Tennessee.
- Federal Tax Lien filed of record in Instrument No. 20050118-0005755, Register's Office for Davidson County, Tennessee.

I further certify that I have never live at the property located at:

- 5008 Crosby Lane, Nashville, TN 37211

Armando Martinez, Sr.

12/7/07
Date:

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Armando Martinez, Sr., 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7 day of December, 2007.

My Commission Expires: 2/24/08

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds