WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/08 12:36 2 pg:
Fees:13.00 Taxes:776.63

20080117-0005502

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Vilchiz Garcia	BANCO POPULAR	149-16-35.00
(NAME)	(NAME)	
1704 Hickory View Court	9600 BRYN MAWR, 3RD FL.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ROSEMONT, IL 60018	
(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, WE,

Jill Scoggins and husband, David E. Widener,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victor Vilchiz Garcia, A MARRIED MAN

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:

Land in Davidson County, Tennessee, Being Lot No. 4 on the Plan of HICKORY RIDGE SUBDIVISION, as of record in Instrument Number 20000209-0013329, 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 Jill Scoggins and David E. Widener, wife and husband, by Deed from William A. Kuhn and wife, Sallie A. Kuhn dated August 29, 2003, of record in Instrument Number 20030909-0131228, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jill Scoggins and David E. Widener by Pam Houser as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith, of record in Instrument Number *_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

*20080117-0005501

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 1704 Hickory View 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 our hands this 11th day of January, 2008.

Jill Scoggins by Pam Houser, Attorney in fact
Jill Scoggins, by Pam Houser, Attorney in Fact

David E Widener by Pam Houser, Attorney in fact
David E. Widener, by Pam Houser, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 11th day of January, 2008, before me, a Notary Public in and for the State and County aforesaid, personally Pam Houser, known to me or satisfactorily proven to be the person(s) who executed the foregoing instrument in behalf of Jill Scoggins and David E. Widener as their attorney in fact and acknowledged that she executed the same as the free act and deed of said Jill Scoggins and David E. Widener.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of January, 2008.

Commission expires:
4/21/2008

Leila F Schmeisser

Notary Public

