# WARRANTY DEED 11026

Davidson County DEEDWARR
Recvd: 01/25/08 13:42 3 pgs
Fees:18.00 Taxes:592.00
**20080125-0008199**

ROGER SPROCHI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

M. Garay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD** DAY OF **JANUARY, 2008**.

Notary Public

MY COMMISSION EXPIRES: **November 7, 2011.**
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Marcos Garay** | **Franklin American Mortgage Company** | **149-06-0 129.00** |
| (NAME) | (NAME) | |
| **904 Johnson Pass Court** | **501 Corporate Centre Drive #400** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Franklin, TN 37067** | |
| (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, **Florencio Garay**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcos Garay and wife, Angela M. Garay**, 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. **29** on the Plan of **Oakwood Subdivision, a P.U.D., Phase Six,** Section One of record in Plat Book **7900**, Page **419**, and a Surveyors Correction of record in Book 8705, page 870 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Florencio Garay** by deed of record in Instrument 20060725-0089731, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Florencio Garay by Sharon Crawford as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20080125-0008198, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **904 Johnson Pass 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/our hand(s)** this **23rd day of January, 2008**.

Florencio Garay by Sharon Crawford

**Florencio Garay**

By: Sharon Crawford, Attorney-in-Fact

State of Tennessee County of Rutherford

On this 23rd day of January, 2008 before me personally appeared Sharon Crawford, the person who executed the foregoing instrument on behalf of Florencio Garay, and acknowledged that she executed the same as the free act and deed of the said Florencio, through Power of Attorney granted Sharon Crawford, by the said Florencio Garay.

XGaray

Notary Public

Commission Expires:11/7/11

ROGER SPROCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Holloway

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roger Sprochi, a notary public for this county and state, ( Lori Holloway ) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11-7-11.

Notary's Seal (If on paper)

ROGER SPROCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY