Davidson County DEEDWARR
Recvd: 01/29/08 09:49 2 pgs
Fees:13.00 Taxes:395.90

20080129-0009007

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2008.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jose Gonzalez	New Owners	Parcel ID:
7021 Meadow Ridge Court		07513021600
Nashville, TN 37221		

FOR AND IN 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

Rene O. Rodriguez and wife, Nancy A. Rodriguez

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jose Gonzalez and wife, Claire Gonzalez

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. 1073 on the Plan of Hermitage Hills, Section 9, of record in Plat Book 3600, page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rene O. Rodriguez, married, and wife, Nancy A. Rodriguez, by Special Warranty Deed from U.S. Bank Consumer Finance, of record in Instrument 20060320-0031775, said Register's Office, dated March 9, 2006.

This conveyance is subject to (1) 2007 county taxes, which have been prorated and assumed by the Grantees. and (2) All matters appearing on the plan of record in Plat Book 3600, page 97, said Register's Office.

This conveyance is subject to restrictive Covenants of record in Book 3864, page 441, said Register's Office.

Power of Attorney in Instrument # 20080129-0009006, Register's Office for said county.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4002 Bonnacreek Drive, Hermitage, TN 37076

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 28th day of January, 2008.

Rene O. Rodriguez
By: Veronica Uribe-Payne, as Attorney-in-Fact

Rene O. Rodriguez
By: Veronica Uribe-Payne, as
Attorney-in-Fact

Nancy A. Rodriguez
By: Veronica Uribe-Payne, as Attorney-in-Fact

Nancy A. Rodriguez
By: Veronica Uribe-Payne, as
Attorney-in-Fact

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, Veronica Uribe-Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Rene O. Rodriguez and Nancy A. Rodriguez as their Attorney in Fact as the free act and deed of the within named Rene O. Rodriguez and Nancy A. Rodriguez.

Witness my hand and official seal the 28th day of January, 2008.

My Commission Expires: 3/7/11

Notary Public

