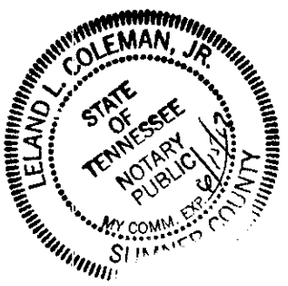
File No. 280101198

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Figueroa	Provident Funding Associates, L.P.	Map 087-13-88.00
(NAME)	(NAME)	
4425 Central Valley Drive	1101 Kermit Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37217	
(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, I, Merle Randall Howard, Trustee of the Merle Randall Howard Revocable Trust, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos Figueroa, married, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 247 on the Plan of Valley Grove, Section 4, as of record in Plat Book 5800, Page 174, 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 Merle Randall Howard, Trustee of the Merle Randall Howard Revocable Trust by Quitclaim Deed dated September 18, 2006 from Randall Howard of record in Instrument number 20061113-0140163, Register's Office for said County. Said property previously conveyed to Randall Howard by Warranty Deed dated August 22, 2006 from Michael E. Elsbury and wife, Buffy M. Elsbury of record in Instrument number 20060828-0105954, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 6096, Page 291, Register's Office of said County.

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 4425 Central Valley Drive, Hermitage, TN 37076
(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), HIS 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), HIS 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.

Davidson County DEEDWARR
Recvd: 02/25/08 15:28 2 pgs
Fees:13.00 Taxes:425.13
20080225-0018419

Witness my/our hands this 22nd day of February, 2008.

Merle Randall Howard, Trustee

STATE OF CALIFORNIA
COUNTY OF San Joaquin

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Merle Randall Howard with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of The Merle Randall Howard Revocable Trust the within named bargainer, a trust, and that, Merle Randall Howard, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 22nd day of February, 2008.

Commission expires: June 4, 2010

Notary Public

CYNTHIA ANNE WOLFE
Commission # 1672488
Notary Public - California
San Joaquin County
My Comm. Expires Jun 4, 2010

File Number: 280101198

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122