WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2-09

(AFFIX SEAL)

BOX 13
13811

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norma Alicia Vargas Valencia	Fifth Third Mortgage Company ISAOA	15005036700
(NAME)	(NAME)	
340 Clearwater Drive	5001 Kingsley Drive,	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Cincinnati, OH, 45227	
(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, Joseph W. Gibbs, Trustee under the will of Anne A. Gant of record in Will Book 155, page 794, Probate and Office of Davidson County, Tennessee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norma Alicia Vargas Valencia, unmarried, 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. 35B on the Plan of Edge-O-Lake, Section 21, Zone Lot Division Lot Nos. 10-16 and 18-43, of record in Plat Book 6250, Page 111, revised in Plat Book 6900, Page 256, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Gibbs, Trustee under the will of Anne A. Gant of record in Will Book 155, page 794, Probate Office of Davidson County, Tennessee , by deed of record in Book 7741, Page 647, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Notwithstanding the foregoing, Joseph W. Gibbs, as Trust of the Anne Armstrong Gant Family Trust, shall have no personal liability to the Grantee hereunder or otherwise with respect to the property.

unimproved ☐

This is improved ☒ property, known as 340 Clearwater Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 03/11/08 11:05 2 pgs
Fees:13.00 Taxes:310.43
20080311-0024428

MAR. 6. 2008 4:15PM ADVANTAGE TITLE 615-777-2015 NO. 5529 P. 7

Witness our hands this 7th day of March, 2008.

Joseph W. Gibbs, Trustee under the will of Anne A. Gant of record in Will Book 155, page 794, Probate

By: Joseph W Gibbs
Joseph W. Gibbs, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

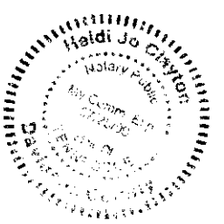
On this the 7th day of March, 2008, before me, personally appeared Joseph W. Gibbs as Trustee under the will of Anne A. Gant of record in Will Book 155, page 794, Probate Office of Davidson County, Tennessee, to me known to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2008.

Commission expires:

72509

Heidi Jo Clayton
Notary Public



MAR. 6. 2008 4:16PM ADVANTAGE TITLE 615-777-2015 NO. 5529 P. 8