WARRANTY DEED

File #08020864

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth I. Henderson, unmarried	Suntrust Mortgage, Inc.	08207022600
(NAME)	(NAME)	
716 2nd Street	7770 Poplar Ave., Ste 103	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Germantown, TN 38138	
(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, I/WE, Jose Carpio and Flavio Lema, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth I. Henderson, 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:

Being Lot No. 25, on the plan of map of Lindsley's Addition to Edgefield, now East Nashville, as the same appears of record in Book 57, Page 25, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Jose Carpio and Flavio Lema by deed from Robert L. Settles and wife, Helen D. Settles , dated 04/16/07, of record in Instrument No. 20070424-0048814, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 57, Page 25, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 716 2nd Street, Nashville,TN,37205

(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: 03/17/08 10:29 2 pgs
Fees:13.00 Taxes:516.52
20080317-0026481

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

Jose Carpio

Flavio Lema

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jose Carpio and Flavio Lema with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

Commission expires: 7-18-2009

Notary Public

RETURN RECORDED DOCUMENT TO:
Prepared By:
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130

Owner and
Property Address
Elizabeth I. Henderson
716 2nd Street
Nashville, TN 37205

Return To:
HAL C. STANLEY P.C.
7515 CORPORATE CENTRE DR.
GERMANTOWN, TN 38138
HCS 20080105
CTC 2116144

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,600.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS THE 10th DAY OF MARCH, 2008.

Notary Public

My Commission Expires: _____

MICHELLE C. TOMPKINS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires April 28, 2009