File No. 280301024

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/08 10:17 2 pgs
Fees:13.00 Taxes:673.40
20080402-0032926

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricardo S. Andal III	Suntrust Mortgage, Inc.	150-3-276
(NAME)	(NAME)	
3832 Hillshire Drive	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23224	
(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, we, **Ednardo A. Quirante and Teresa Quirante, husband and wife**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Ricardo S. Andall, III, an unmarried man** hereinafter called the grantee, 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. 587 on the Plan of Section Two, Kensington of Priest Lake of record in Plat Book 6250, Page 593, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ednardo A. Quirante and Teresa Quirante, husband and wife by Warranty Deed dated February 2, 2006 from Gloria J. Meyer, married and her husband, Henry Meyer and Rudolph R. Jackson, unmarried as recorded in Instrument No. 20060206-014489, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following : All matters as set forth per Plat Book 6250, Page 593; Restrictive Covenants of record in Book 6632, Page 820; Deeds for Water and Sewer Easements to Metro Government as shown of record in Book 7154, Page 323 and Book 7154, Page 352, all of the Register's Office for Davidson County, Tennessee.

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 3832 Hillshire Drive, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

Witness my/our hands this 1st day of April, 2008.

Ednardo A. Quirante

Teresa Quirante

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ednardo A. Quirante and Teresa Quirante, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of April, 2008.

Commission expires: November 22, 2008

Kim Gillespie Notary Public



File Number: 280301024

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066