(7)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/08 14:35 2 pgs
Fees:13.00 Taxes:503.20

20080404-0034501

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: July 10 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertha Miranda	New South Federal Savings Bank	13306009700
(NAME)	(NAME)	
3609 Floral Dr.	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, Al 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080605

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, Evelyn Wallace**, Johnny Ray Wallace, a/k/a Johnny R. Wallace, a/k/a Johnny Wallace, Jana Lynn Wood, and Michael Ray Wallace, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bertha Miranda, unmarried and Rosa Miranda, 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 lying in Davidson County, Tennessee, being Lot 9 on the plan of Shady Park Subdivision, as of record in Book 2330, page 88, said Register's Office.

Said Lot 9 fronts 70 feet on the westerly side of Floral Drive and runs back between lines, 182.3 feet on the northerly line and 180.5 feet on the southerly line to a dead line in the rear on which it measures 70 feet.

BEING all of the same property conveyed to Wilbert A. Wallace, reserving unto himself a life estate (now deceased) and Evelyn M. Wallace, reserving unto herself a life estate, said life estate to continue until the last person dies, the remainder in fee simple absolute to Johnny Ray Wallace, his heirs and assigns should be living at the last of deaths, otherwise the remainder in equally fee to Jana Lynn Wood and Michael Ray Wallace, jointly with rights of survivorship, their heirs and assigns by Quitclaim Deed from David Arlo Moss, Trustee of record in Book 10093, Page 891, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to restrictions of record in Book 2546, Page 41, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3609 Floral Dr., Nashville, TN 37211

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this. 3/24/08

Johnny R. Wallace
Johnny R. Wallace

Evelyn Wallace - Johnny Wallace (Attorney-in-Fact)
Evelyn Wallace

Jana Lynn Wood
Jana Lynn Wood

Michael Ray Wallace
Michael Ray Wallace

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within ~~Evelyn~~ Johnny R. Wallace Wallace, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~Evelyn Wallace~~ Johnny R. Wallace executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2008.

Commission expires: 3/24/09

Melissa D. Rogers
Notary Public

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of March, 2008, before me personally appeared Johnny Wallace, to me known or proved to be the person who executed the foregoing instrument in behalf of Evelyn Wallace, and who acknowledged that he executed the same as the free act and deed of Evelyn Wallace.

Commission expires: 3/24/09

Melissa D. Rogers
Notary Public

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jana Lynn Wood, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2008.

Commission expires: 3/24/09

Melissa D. Rogers
Notary Public

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Ray Wallace, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2008.

Commission expires: 3/24/09

Melissa D. Rogers
Notary Public

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN