WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/08 10:07 2 pgs
Fees:13.00 Taxes:480.63

20080407-0034785

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Nadya A Santiago
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Lyn D Kabalka
Notary Public

MY COMMISSION EXPIRES: 6-19-11

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

B-5657

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nadya A. Santiago	Nadya A. Santiago	
(NAME)	(NAME)	
1108 South Hampton Close	1108 South Hampton Close	151-10-0 - A 143.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Margie R. Sherrer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nadya A. Santiago, 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 all of Lot No. 255, Phase 2, Villages of Long Hunter P.U.D. of record in Instrument Number 20020515-0059732 and Boundary Plat of record in Instrument Number 20000207-0012630, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Margie R. Sherrer, married by Warranty Deed dated April 28, 2003 from Ole South Properties, Inc. of record in Instrument Number 20030528-0072069, Register's Office for Davidson County, Tennessee. Being further conveyed to Margie R. Sherrer by Quitclaim Deed from Owohnbne Kwasi Acheampong of record in Instrument Number 20030528-0072070, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 1108 South Hampton Close, 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 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.

Witness our hands this 20th day of March, 2008.

Margie R Sherrer
Margie R. Sherrer

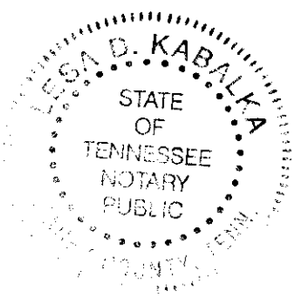
STATE OF

COUNTY OF

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

Witness my hand and official seal at Brentwood, Tennessee this.

Commission expires: 4-19-11



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027