WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 7/25/09

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

BOX 13
14169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diosmany Pita Valdes	Suntrust Mortgage, Inc.	14813007000
(NAME)	(NAME)	
332 Fairlane Drive	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/21/08 12:28 2 pgs
Fees:13.00 Taxes:399.60

20080421-0040404

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, Antonio Garcia Gonzalez and Adialkys Garcia Rivas, each UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diosmany Pita Valdes and WIFE Miriela Lasval Pelegrin, 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. 292 on the Plan of Fairlane Park, Section III, as of record in Plat Book 2331, Page 145, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Antonio Garcia Gonzalez and Adialkys Garcia Rivas, by deed of record in Instrument No. 20060412-0042188, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 332 Fairlane Drive, 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 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 15th day of April, 2008.

Antonio Garcia Gonzalez

Adialkys Garcia Rivas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Antonio Garcia Gonzalez and Adialkys Garcia Rivas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2008.

Commission expires:

7/25/09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County