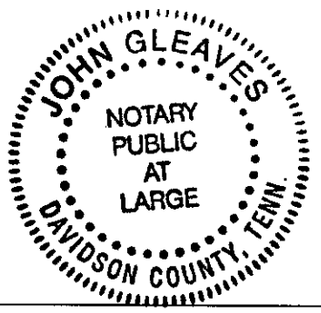
File No. 280501136

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/25/08 15:10 2 pgs
Fees:13.00 Taxes:410.70

20080625-0065558

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Alberto Suastegui	~~First Tennessee Home Loan Corporation~~	087.09-O-012.00
(NAME)	(NAME)	
4341 Valley Grove Dr.	~~1639 Medical Center Parkway, Suite 101~~	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	New Owner	
(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, I,

Michael E Elsbury, and Wife Buffy M. Elsbury

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Jorge Alberto Suastegui, an unmarried man,

hereinafter called the grantee(s), 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. 107 on the Plan of Valley Grove, Section 8, as shown by plat of record in Plat Book 5200, page 606, 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 Michael E Elsbury by Quit Claim Deed dated March 26, 2004 from Michael E. Elsbury and Wife Shelley Elsbury of record in Instrument Number 200403300035668, Register's Office for said County.

Buffy M. Elsbury joins in this conveyance to convey any and all rights she may have in this property.

Restrictive Covenants of record in Deed Book 6139, Page 443, Register's Office of said County.

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

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 4341 Valley Grove Dr., Hermitage, TN 37076
(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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 20th day of June, 2008.

Michael E Elsbury

Buffy M. Elsbury

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael E Elsbury and Buffy M. Elsbury 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 20th day of June, 2008.

Commission expires: 6-27-2011

Notary Public

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

File Number: 280501136

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212