WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/08 15:20 2 pg
Fees:13.00 Taxes:418.10

20080801-0079535

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES November 7, 2011

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15th** DAY OF **July, 2008**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

# WARRANTY DEED

*This Instrument Prepared By:*

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

File # 08-060058

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jonathan M Jose, Selene Jose, Lillian Cabrera and Basilio Cabrera** | Suntrust Mortgage Inc | **087-13 38.00** |
| (NAME) | (NAME) | |
| 576 Noel Dr | 401 Commerce St ste 1600 | |
| (ADDRESS) | (ADDRESS) | |
| Mt Juliet Tn 37122 | Nashville Tn 37219 | |
| (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, **Merle Randall Howard,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan M Jose and wife Selene Jose, and Lillian Cabrera and husband Basilio Cabrera,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 40, VALLEY GROVE, SECTION TWO, as shown on plat of record in Plat Book 5200, Page 489, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

** See Derivation Below

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4501 Brooke Valley Drive, 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **July, 2008**.

Merle Randall Howard

**Being the same property conveyed ~~XXXX~~ to Merle Randall Howard by Warranty Deed recorded August 16, 2006 at INstrument #20060816-0100820, said Register's Office.

**STATE OF California**

**COUNTY OF** SAN JOAQUIN

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Merle Randall Howard**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Stockton, California, this 7/23/2008.

Charles J Argus

NOTARY

MY COMMISSION EXPIRES: 3-21-2012

TC11 CHARLES J. ARGUS TC11
COMM. #1794132
NOTARY PUBLIC-CALIFORNIA
SAN JOAQUIN COUNTY
My Comm. Expires MARCH 21, 2012