WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/08 15:25 2 pg
Fees:13.00 Taxes:418.10

20080801-0079539

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
SSION EXPIR
ber 7, 2011

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 113,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/7/2011
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-060056

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	**087-09 25.00**
(NAME)	(NAME)	
5716 Noel Dr	401 Commerce Str ste 1000	
(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, Trustee of the Merle Randall Howard Revocable Trust,** 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 222, VALLEY GROVE, SECTION 9, as shown on plat of record in Plat Book 5200, Page 605, 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 **1108 Forest Ridge Way, 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 as Trustee of the Merle Randall Howard Revocable Trust

**Being the same property conveyed by Quitclaim Deed from RandallHoward to Merle Randall Howard, Trustee of the Merle Randall Howard Revocable Trust , recorded on November 13, 2006 at Instrument #20061113-014062; Also being the same property conveyed to Randall Howard by Warranty Deed recorded August 28, 2006 at Instrument #20060828-0105935, 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**, whom I am acquainted, and who upon his oath acknowledged himself to be the Trustee of the Merle Randall Howard Revocable Trust, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Merle Randall Howard Revocable Truste.

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

Charles J Argus

NOTARY

MY COMMISSION EXPIRES: 3-21-2012

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