WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 14:32 2 pg:
Fees:13.00 Taxes:602.73
20080805-0080744

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-10-10 (AFFIX SEAL)

MELANIE D. DURAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 10, 2010

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucia D. Lepe-Monjaras	Southeast Financial Federal Credit Union	
(NAME)	(NAME)	
1143 Cherbron Drive	220 South Royal Oaks Boulevard	04104002600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081481

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, **I, Larry Edward Wilkinson**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lucia D. Lepe-Monjaras and husband, Jose L. Balderas-Sanchez**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1143 Cherbron Drive, Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of July, 2008.

Larry Edward Wilkinson
Larry Edward Wilkinson

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal this 28th day of July, 2008.

Commission expires: 1/23/10

Notary Public

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 23, 2010

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Dalemere Subdivision, Section 1, as of record in Book 2900, page 35, Register's Office for said County.

Said Lot No. 6 fronts 100 feet on the Southerly side of Cherbron Drive and extends back 400 feet on the Easterly line and 400 feet on the Westerly line to a line in the rear on which it measures 100 feet.

BEING all of the same property conveyed to Edward C. Wilkinson and wife, Louise Wilkinson by Warranty Deed from Charles Louis Schroeder and wife, Peggy Joyce Schroeder dated September 19, 1960 and filed of record in Book 3131, Page 355, Register's Office for Davidson County, Tennessee. The said Louise Wilkinson predeceased Edward C. Wilkinson, leaving the said Edward C. Wilkinson the surviving tenant by the entirety and sole owner of said land. The said Edward C. Wilkinson died November 12, 2006 survived by his son, Larry Edward Wilkinson his sole and only heir at law.

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