Davidson County DEEDWARR
Recvd: 10/02/08 11:38 2 pgs
Fees:13.00 Taxes:592.00
20081002-0100157

RRANTY DEED

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

BOX 13 #14562

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriel O. Navarro	Mortgage Now, Inc.	176-5B-134
(NAME)	(NAME)	
6209 Rocky Top Driev	750 W. Resource Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Independence, OH 44131	
(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, Al Walker and wife, Cassandra Walker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gabriel O. Navarro, ~~HEREINAFTER~~ married 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. 232 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 885, 886 and 887, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Al Walker and wife, Cassandra Walker, by deed of record in Book 10396, Page 24, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Cassandra Walker by Al Walker as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20081002-0100156 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6209 Rocky Top Drive, Antioch, TN 37013
(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 19th day of September, 2008.

Al Walker

Cassandra Walker by Al Walker, atty in fact.
Cassandra Walker by Al Walker, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

On this the 19th day of September, 2008, before me personally appeared Al Walker, the person who executed the foregoing instrument on behalf of Cassandra Walker and who acknowledged that he executed the same as the free act and deed of the said Cassandra Walker, through Power of Attorney granted he by the said Cassandra Walker.

Witness my hand and official seal at Nashville, Tennessee this 19th day of September, 2008.

Commission expires: 3/20/2010

Notary Public

LaTrece McAdoo
Notary Public
My Comm. Exp.
03/20/2010
State of
TENNESSEE
Davidson County