(2)

File No. 281000115

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/08 14:55 2 pgs
Fees:13.00 Taxes:388.50
20081016-0104272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012

(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 25, 2012

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Efrain Romeo Ortiz	**SOUTHEAST FINANCIAL FEDERAL CREDIT UNION**	043-06-0-281.00
(NAME)	(NAME)	
545 Singer Dr.	**220 South Royal Oaks Blvd.**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Franklin, TN 37064**	
(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, Cynthia Denise Hitt and Roger Dale Estes, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Efrain R. Cela-Ortiz and wife, Maria B. Bedoya-Patino, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 166, on the Plan of Madison Park, Section 7, of record in Plat Book 4300, Page 84, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 166 fronts 65 feet on the Northerly side of Singer Drive and extends back 138.9 feet on the Easterly line and 139.6 feet on the Westerly line to a dead line in the rear on which it measures 65 feet.

Being the same property devised to Thomas Eugene Estes, Cynthia Denise Estes Hitt, Sharon Darlene Estes and Roger Dale Estes, devisees under the Last Will and Testament of Freda Estes of record under Docket 02P667 Probate Court of Davidson County, Tennessee.

Being the same property conveyed to Cynthia Denise Hitt, Sharon Darlene Estes and Roger Dale Estes by Quitclaim Deed from Thomas Eugene Estes Jr. of record in Instrument No. 20020903-0105745 on 08/27/2002 and filed for record on 09/03/2002, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to Cynthia Denise Hitt and husband, James R. Hitt Jr. a one half undivided interest and Roger Dale Estes a one half undivided interest by Quitclaim Deed from Sharon Darlene Estes, a single person of record in Instrument No. 20031023-0156802 on 10/23/2003 and filed for record on 10/23/2003, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to Cynthia Denise Hitt by Quitclaim Deed from James Randolph Hitt Jr. of record in Instrument No. 20071022-0125095 on 10/16/2007 and filed for record on 10/22/2007, Register's Office for DAVIDSON County, Tennessee.

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 545 Singer Dr., Madison, TN 37115
(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), THEIR 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), 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 my/our hands this 14th day of October, 2005.

Cynthia Denise Hitt

Roger Dale Estes by Denise Hitt, Attorney in Fact

Roger Dale Estes
By: Denise Hitt, 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 named Cynthia Denise Hitt 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 14th day of October, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Denise Hitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roger Dale Estes, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20080114-0004077, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Roger Dale Estes, under said Power of Attorney.

Witness my hand and official seal at office in Goodlettsville, Tennessee, this the 14th day of October, 2008.

My Commission Expires:
11-7-11

Notary Public

File Number: 281000115

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011