File No. 280900394

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

BOX 13 # 14540

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/05/08 13:18 2 pgs
Fees:13.00 Taxes:481.00
20081105-0110167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector A. Naranjo	Suntrust Mortgage Inc.	Map 148-03-0 Parcel 119.00
(NAME) 148 Luna Drive	(NAME) P.O. Box 5 7028	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Irvine CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Ronald Eugene Gilmore and Diane Cox Gilmore,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Hector A. Naranjo, unmarried and Monica A. Bosch, unmarried, as tenants in common with expressed rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 608 on the Plan of Section Six Cherokee Hills, as of record in Plat Book 3842, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ronald Eugene Gilmore and wife, Diane Cox Gilmore by Warranty Deed from Metropolitan Nashville Airport Authority of record in Book 9347, Page 882 on April 7, 1994 and filed for record on May 17, 1994, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2009 and subsequent years; Covenants, Conditions and Restrictions as set forth in Book 3929, Page 236, Register's Office for Davidson County, Tennessee.; Easement(s) as shown of record in Book 9347, Page 885, Register's Office for Davidson County, Tennessee; Subject to all matters as set forth per Plat Book 3842, Page 15; all in the 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 148 Luna Drive, Nashville, TN 37211
(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 23rd day of October, 2008.

Ronald Eugene Gilmore

Diane Cox Gilmore

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 Ronald Eugene Gilmore and Diane Cox Gilmore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of October 1008.

Commission expires:
6-22-09

Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 280900394

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122