SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant Bryan G Kusich, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/15/2012
(AFFIX SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Adam M. Hirak, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 15, 2012
Member, Pennsylvania Association of Notaries

BOX 13 #14623

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
Tony Barraza	~~Tony Barraza~~	860-2-024
(NAME)	(NAME)	
6003 Cortez Court	New Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, National City Bank, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Barraza and Lilia Lohora, as joint tenants with right 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 : #82, on the Plan of Dodson Heights, of record in Book: #2900, page #113, Register' s Office for Davidson County, Tennessee. Said Lot: #82 fronts 102.0 feet on the Northeasterly side of Cortez Court and extends back 98.0 feet on the Northwesterly line and 121.1 feet on the Southeasterly line, to a dead line in the rear on which it measures 45.2 feet thereon.

Being the same property conveyed to National City Bank, by deed of record in Instrument No. 20080929-0098314, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 6003 Cortez Court, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Davidson County DEEDWARR
Recvd: 11/12/08 10:53 2 pgs
Fees:13.00 Taxes:310.80
20081112-0111911

Witness my hand this 31st day of October, 2008.

Melissa Stoops

Adam M. Hirak

National City Bank

By: Bryan G Kusich, VP
National City Bank

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Allegheny

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Bryan G Kusich, VP with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Attorney-in-Fact for National City Bank, and that he/she as such Attorney-in-Fact executed the foregoing instrument for the purposes therein contained by signing the name of National City Bank by himself/herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2008.

Commission expires: 4/15/2012

Adam M. Hirak
Notary Public

COMMONWEALTH OF PENNSYLVANIA
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Adam M. Hirak, Notary Public
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