File No. 90136

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/09 09:05 2 pgs
Fees:13.00 Taxes:573.13
20090303-0018552

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose R. Rosales Martinez	Southeast Financial Federal Credit Union	09613012900
(NAME)	(NAME)	
918-B Allen Road	220 South Royal Oaks Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michelle L. Newcomb and husband, Chris E. Newcomb, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose R. Rosales Martinez and Delmira Y. Albanez De Rosales, husband and wife, 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:

BEING Lot No. 1 on the Plan of Twin Lawn Subdivision, Section Two, Resubdivision of Lot No. 18, of record in Plat Book 8250, page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michelle L. Hammock and Chris E. Newcomb, both unmarried as joint tenants with right survivorship, by deed from Joseph J. Wright, Jr. and wife, Iva J. Wright, dated June 9, 1999 and recorded on June 11, 1999 in Book 11524, page 700, re-recorded on September 2, 1999 in Book 11647, page 846 Register's Office, Davidson County, Tennessee. The said Michelle L. Hammock and Chris E. Newcomb are now married.

Michelle L. Hammock and Michelle L. Newcomb being one and the same person.

Subject to restrictions of record in Book 2903, page 131, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 918-B Allen Road, Nashville, TN 37214
(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.

File No. 90136
Witness our hands this 27th day of February, 2009.

Michelle L. Newcomb

Chris E. Newcomb

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle L. Newcomb and husband, Chris E. Newcomb, the bargainor(s), 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 and official seal this 27th day of February, 2009.

Commission expires: 4/28/12

Notary Public

Rebecca Campbell
Notary Public
State Of Tennessee
Sumner County