(1)

File No. 281000266

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2009.

Carol L. McArthur
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
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090022093 DEEDWARR
Recvd: 04/03/09 09:02 2 pgs
Fees:13.00 Taxes:406.63

20090403-0030119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge A. Ojeda Perez	**Southeast Financial Federal Credit Union**	
(NAME) 504 Kinsey Blvd.	(NAME) **220 South Royal Oaks Blvd.**	MAP/PARCEL 052-03-0-014.00
(ADDRESS) Madison, TN 37115	(ADDRESS) **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, **Marc Prosser, a married man and Wife, Sheri Prosser,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jorge A. Ojeda Perez, an unmarried man and Alicia Yepez-Navarro, an unmarried woman,** hereinafter called the grantee(s), HIS 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. 31 on the plan of East Madison Addition, not of record, described according to a survey made by A & A Engineers dated August 28, 1986, as follows: Beginning at an iron pin located in the Westerly margin of Kinsey Boulevard being 305.4 feet North of the Northeast corner of the Paul S. Bell property as of record in Book 6096, Page 489, Register's Office for Davidson County, Tennessee; thence with the Westerly right-of-way margin of said Boulevard, Northerly 50 feet to an iron pin; thence leaving said margin Westwardly 150 feet to an iron pin; thence Southerly 50 feet to an iron pin; thence Eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Marc Prosser, married by Special Warranty Deed from U. S. Bank N.A. N.D. of record in Instrument No. 20080923-0096762 on 08/26/2008 and filed for record on 09/23/2008, Register's Office for DAVIDSON County, Tennessee.

Sheri Prosser joins in this conveyance to convey any and all rights she may have in this property.

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

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 504 Kinsey Blvd., 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), HIS 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), HIS 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 25th day of March, 2009.

Marc Prosser

Sheri Prosser

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marc Prosser, a married man and Wife, Sheri Prosser, 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 at Mt Juliet, Tennessee, this 3/25/2009.

My Commission Expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 281000266

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