WARRANTY DEED

DEVON J. SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/20/2012

(AFFIX SEAL)

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
Wiberto Sosa	Franklin American Mortgage Company	52-70-72
(NAME)	(NAME)	
1030 Jasperson Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Franklin, TN 37067	
(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, Wendell W. Caruthers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wiberto Sosa and wife, Evelyn M. Sosa, 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. 70 on the Madison Heights, Section II, Part IV, as of record in Book 2133, page 106, Register's Office for said County.

Said Lot No.70 fronts 155.1 feet on the north side of Jasperson Drive and runs back between lines, 865.24 feet on the west line and 259.2 feet on the east line, to a dead line in the rear, on which it measures 149.99 feet.
M. Caruthers, by deed of record in Book 2439, Page 569, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wendell W. Caruthers and wife Colleen M. Caruthers, by deed of record in Book 2439, Page 569, Register's Office for Davidson County, Tennessee. The said Colleen M. Caruthers having since died.

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

unimproved ☐

This is improved ☒ property, known as 1030 Jasperson Drive, 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 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.

BILL GARRETT, Davidson County
Trans:T20090022474 DEEDWARR
Recvd: 04/03/09 15:59 2 pgs
Fees:13.00 Taxes:416.25
20090403-0030759

Witness my hand this 1st day of April, 2009.

Wendell W. Caruthers

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 Wendell W. Caruthers with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 2009.

Commission expires:

Notary Public

Victor Hazelwood Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

CERTIFIED COPY
I hereby certify that this is a true and exact copy
Of the original document executed for the purposes
Stated herein.

Highland Title, LLC

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075