File No. 290500221

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/09 11:39 2 pgs
Fees:13.00 Taxes:503.20
20090603-0051140

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/23/11
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Alfonso Umanzor	New South Federal Savings Bank	11912001300
(NAME)	(NAME)	
27 E. Thompson Lane	2301 21st Avenue South, Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37212	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara L. Fleming,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Luis Alfonso Umanzor a married man,** hereinafter called the grantee, 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. 5 on the Plan of Battlewood, Section One, as of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Walker J. Fleming, Jr. and wife, Barbara L Fleming by Deed dated December 1, 1950 from Woodbine Homes, Inc. of record in Deed Book 1912, page 363, Register's Office for said County. The said Walker J. Fleming, Jr. died, leaving Barbara L. Fleming as remaining vested owner to said property.

This conveyeance is subject to: (1) Taxes for the year 2009 and subsequent years, a lien, not yet due and payable; (2) Sanitary Sewer and Storm Drainage Easement as shown of record in Deed Book 4373, Page 156; (3) Subject to all matters as set forth on the plat of record in Plat Book 1835, Page 31; (4) any and all existing easements and restrictions of record, Register's Office for said County.

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 27 E. Thompson Lane, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my hands this 29th day of May, 2009.

Barbara L. Fleming

Barbara L Fleming

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Barbara L Fleming the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of May, 2009.

Commission expires: 6-27-2011

Wendy L Locke

Notary Public

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

File Number: 290500221

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

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 04-15-12