# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

BOX 13
#15167

**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 |
|---|---|---|
| Leon Berrios | PrimeLending, A PlainsCapital Company | 147-8-0-106 |
| (NAME) | (NAME) | |
| 4852 Torbay Drive | 18111 Preston Road, Suite 900 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Dallas, TX 75252 | |
| (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, Robert J. Sparrow and wife, Julie Sparrow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Berrios, married, and Franciska Hard, married, 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 No. 31, on the Map of Cathy Heights, Section II, as of record in Book 2854, page 126, Register's Office for said County.

Said Lot No. 31 fronts 126 feet on the easterly side or Torbay Drive and extends back 426.73 feet on the northerly line and 424.68 feet on the southerly line, to a line in the rear on which it measure 62.23 feet, more or less.

Being the same property conveyed to Robert J Sparrow, by deed of record in Instrument No. 20070227-0024183, Register's Office for Davidson County, Tennessee.

Julie Sparrow joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 4852 Torbay Drive, 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 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: T20090043685 DEEDWARR
Recvd: 06/30/09 13:10 2 pgs
Fees: 13.00 Taxes: 591.63

20090630-0060844

Witness my hand this 23rd day of June, 2009.

Julie Sparrow

Robert J. Sparrow

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 Robert J Sparrow and Julie Sparrow 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 23rd day of June, 2009.

Commission expires: 3/20/2010

Notary Public

