File No. 290600989

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 14, 2010
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/07/09 10:55 3 pgs
Fees:18.00 Taxes:536.50
20090707-0063263

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Smith Haraburda		142-09-OC-939.00
(NAME)	(NAME)	
939 General George Patton Rd.	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, WE, **Victor J. Torres and wife, Carmen A. Perez,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Pamela Smith Haraburda, unmarried**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 939, together with carport designated as No. 939-C, on the Plan of PHASE ONE – LOT TWO, SECTION FIVE, RIVER PLANTATION CONDOMINIUM APARTMENTS, as shown by plat of record in Plat Book 5200, Page 257, of the Register's Office of Davidson County, Tennessee, and being further established by Master Deed of record in Book 5410, Page 248, Register's Office for said County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed to which reference is hereby made for a more complete and accurate description of said unit,.

Being the same property conveyed to Victor J. Perez and wife, Carmen A. Perez by Warranty Deed from Leta McDowell, unmarried and filed for record in Instrument No. 20010703-0070445, Register's Office for said County.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 5200, Page 257, Register's Office of said County.

Subject to all matters as set forth on the Boundary Plat of record in Plat Book 5200, Page 135, Register's Office of said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record Book 5410, Page 248 in the Register's Office for said County.

Pipeline Easement as shown of record in Book 3770, Page 6, Register's Office for said County.

TVA Easement as shown of record in Book 2274, Page 547, 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 939 General George Patton Rd., Nashville, TN 37221
(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), HER 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), HER 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/our hands this 1st day of July, 2009.

Victor J. Torres

Carmen A. Perez, by Victor J. Torres, her Attorney-in-Fact

Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Victor J. Torres 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 1st day of July, 2009

Commission expires: July 14, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Victor J. Torres, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No. 20090707-0063262, Registers Office for Davidson County, the **Attorney-in-Fact** of Carmen A. Perez (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 1st day of July, 2009.

My Commission Expires:. July 14, 2011

, Notary Public.

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

File Number: 290600989

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

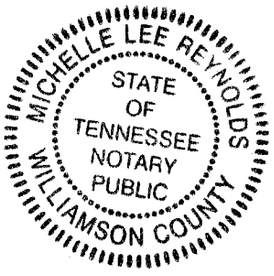
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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