File No. 20090098

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Edie Sutherland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felipe M. Guerra	BANK OF AMERICA HOME LOANS	34-7-52
(NAME)	(NAME)	
313 Twin Hills Drive	400 COUNTRYWIDE WAY	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	SIMI VALLEY · CA 93065	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Marie F. Burr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Braulio Holguin Roacho and Maria C. Ruiz-Corzo, husband and wife and Hector Valiente Zamora, an unmarried man and Felipe Morejon Guerra, an unmarried man, tenancy in common with rights of survivorship, 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. 183 on the Plan of Shepherd Hills, Sec. VIII, as of record in Book 2854, page 120, Register's Office for said County.

Said Lot No. 183 fronts 170 feet on the northeasterly side of Twin Hills Drive, and extends back 333.9 feet on the northwesterly line and 204 feet on the southeasterly line, to a dead line in the rear on which it measures 212.6 feet.

Being the same property conveyed to Robert E. Burr and wife, Marie F. Burr by Deed from Maxwell G. Parsons and wife, Mari H. Parsons, dated June 8, 1968 and recorded June 10, 1968 in Book 4241, Page 697, Register's Office Davidson County, Tennessee. Property further divested from Robert Edward Burr to Marie Fitzgerald Burr by Final Divorce Decree and Order, in the Third Circuit Court of Davidson County, Tennessee, of record in Record Book 4964, pages 374-382, Register's Office, Davidson County, Tennessee.

Marie F. Burr and Marie Fitzgerald Burr are one and the same person.

unimproved ☐

This is improved ☒ property, known as 313 Twin Hills Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

BILL GARRETT, Davidson County
Trans:T20090045487 DEEDWARR
Recvd: 07/07/09 11:47 2 pgs
Fees:13.00 Taxes:610.50

20090707-0063326

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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.

Witness my hand this 2nd day of July, 2009.

Marie F. Burr

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie F. Burr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of July, 2009.

Commission expires:

4/23/2013

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires

Notary Public