File No. 290601286

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/09 10:37 3 pgs
Fees:18.00 Taxes:518.00
20090820-0078411

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

JENIFER L. WISE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 05/03/2010

(AFFIX SEAL)

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
Samuel Diaz	New South Federal Savings Bank	181030A06400CO
(NAME) 6101 Tuckaleechee Lane	(NAME) 2301 21st Avenue South, Suite 350	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Francina Dehorney, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Samuel Diaz, hereinafter called the grantee(s), 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. 64 on the Plan of Section Two, Indian Creek Estates, Old Hickory Blvd, of record in Book 9700, pages 558 and 559, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Francina Dehorney by Warranty Deed from Eric Madison Williams and wife, Cecily M. Williams of record in Instrument No. 20050627-0073437 on 06/16/2005 and filed for record on 06/27/2005, Register's Office for Davidson County, Tennessee.

Jerry L. Dehorney, Sr. joins in this conveyance to convey any and all rights he may have in this property.

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 6101 Tuckaleechee Lane, Antioch, TN 37013
(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), His 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), 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/our hands this 31st day of July, 2009.

Francina Dehorney by Jeri L Dehorney Attorney in fact
Francina Dehorney, by Jeri L. Dehorney her attorney in fact

Jerry L Dehorney Sr by Jeri L. Dehorney Attorney-in-fact
Jerry L. Dehorney, Sr., by Jeri L. Dehorney his attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jeri L. Dehorney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Book _____, Page 20090820-0078410 isters Office for Davidson, the **Attorney-in-Fact** of Francina Dehorney and Jerry L. Dehorney, Sr. (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 7/31/2009.

My Commission Expires:. July 14, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

_____, Notary Public.

File Number: 290601286

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

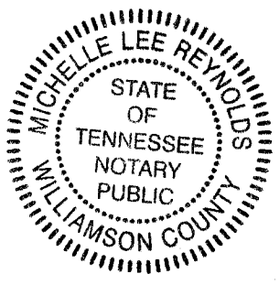
Cumberland Title

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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