File No. 100754

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100061149 DEEDWARR
Recvd: 09/28/10 15:09 2 pgs
Fees:13.00 Taxes:333.00
20100928-0077277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-4-14
(AFFIX SEAL)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ana Celia Carranza	Elite Home Loans, Inc.	162 07 0 038.00
(NAME)	(NAME)	
5024 Shihmen Drive	109 West Park Drive, Suite 260	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, William R. Clark and wife, Shige Clark, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ana Celia Carranza, unmarried, and Rodolfo D. Carranza Marroquin, married, as tenants in common with the right 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:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Antioch Park, Sec. 2 as of record in Book 3842, page 240, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 85.5 feet on the easterly side of Shihmen Drive and extends back 196.8 feet on the northerly line and 117.83 feet on the southerly line to a dead line in the rear measuring 96.5 feet thereon.

Being the same property conveyed to William R. Clark and wife, Shige Clark by deed from Hubert M. Booth and wife, Leta A. Booth , dated August 13, 1973 and recorded on August 23, 1973 in Book 4739, page 923, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5024 Shihmen Drive, 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 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 our hands this 23rd day of September, 2010.

William R. Clark
William R. Clark

Shige Clark
Shige Clark

File No. 100754
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 William R. Clark and wife, Shige Clark, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this. 23rd of September 2010.

Commission expires: 4-4-14

Notary Public

