WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110020541 DEEDWARR
Recvd: 04/07/11 15:10 2 pgs
Fees:13.00 Taxes:351.50
20110407-0027027

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everardo C. Barajas	BAC Home Loans	090-16-0-314.00
(NAME)	(NAME)	
421 American Road	P.O. Box 650070	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, Texas 75265-0070	
(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, **Miguel Delgado and wife, Elena Ruiz Garcia**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Everardo C. Barajas**, HEREINAFTER CALLED THE GRANTEE, 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. 6 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2 to 6, Register's Office for said County.

Said Lot No. 6 fronts 75 feet on the west side of American Road, and extends back 172.2 feet on the north line and 168.2 feet on the south line, to a dead line on which it measures 50 feet.

Being the same property conveyed to Miguel Delgado and Elena Ruiz Garcia by Warranty Deed, dated December 15, 2006, from Joanne M. Neidert, unmarried, as Executrix for the Estate of Josephine W. Montgomery, as of record in Instrument No. 20061229-0161036, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees and All matters appearing on the Plan of record in Plat Book 2663, pages 2-6, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 421 American Road, Nashville, TN 37209

(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 5th day of April, 2011.

Miguel Delgado

Miguel Delgado

Elena Ruiz Garcia

Elena Ruiz Garcia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Miguel Delgado and Elena Ruiz Garcia, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of April, 2011.

Notary Public

My Commission Expires: 12-06-2011

