WARRANTY DEED

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Laurie Meade
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Box 13
#16285

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria R. Arrendondo	FirstBank	1917605A114200co
(NAME)	(NAME)	~~17605 00A~~
6245 Rocky Top Drive	2021 Hamilton Place Blvd Suite A	~~142.00~~
(ADDRESS)	(ADDRESS)	17605 0A
Antioch, TN 37013	Chattanooga, TN 37421	142.00
(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, John J. Bourke, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria R. Arrendondo, an unmarried woman, 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 Number 247 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 886, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John J. Bourke, by Warranty Deed from Secretary of Veterans Affairs, dated December 5, 2002, of record in Instrument No. 20021216-0154955, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6245 Rocky Top 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.

BILL GARRETT, Davidson County
Trans:T20110031459 DEEDWARR
Recvd: 05/26/11 11:03 2 pgs
Fees:13.00 Taxes:314.50
20110526-0040402

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 20th day of May, 2011.

John J. Bourke

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. Bourke, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that his executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Diego, California this 20th day of May, 2011.

Commission expires: 9-27-13

Notary Public

SARAH HART
Commission No. 1866415
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires September 27, 2013