Davidson County DEEDWARR
Recvd: 05/27/11 15:05 3 pgs
Fees:18.00 Taxes:432.90
20110527-0040964

WARRANTY DEED

ANGELA S. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose David Carranza	"New Owners"	12700002900
(NAME)	(NAME)	
8506 Newsom Station Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I, James G. Traub, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose David Carranza and Shirley Raquel Guevara, 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 in the 9th Civil District of said County, designated:

Tract No. 9 of the W T Hutton Property described according to a survey made by James Murphy, Jr., Co., dated October 11, 1967, as follows: Beginning at a point on the Westerly margin of Newsom Station Road, said point being 885.93 feet Northerly from the Northeast corner of the W.D. Strayhorn property; thence, North 77 degrees 58'08" West 590.92 feet; thence, North 46 degrees 41'17" East 283.53 feet; thence, North 55 degrees 17'54" East 167.50 feet; thence, South 43 degrees 48'20" East 448.42 feet to the Northwesterly margin of Newsom Station Road; thence, with the same around a slight curve having a radius of 597.96 feet, Southwesterly 117.85 feet to the point of beginning.

BEING the same property conveyed to James G. Traub and wife, Parichehr D. Traub, by Special Warranty Deed from Centex Home Equity Company, LLC f/k/a Centex Home Equity Corporation, recorded on the 11th day of May, 2004, of record in Instrument No. 20040511-0053423, in the Register's Office for Davidson County, Tennessee. Said interest is now vested in James G. Traub, as surviving tenant by the entirety, the said Parichehr D. Traub having since died September 19, 2007.

THIS instrument is being executed in behalf of James G. Traub pursuant to a Power of Attorney executed by same on the 7th day of March, 2011, and being filed of record in Book 20110527-0040963 Page _____, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 8506 Newsom Station Road, Nashville, TN 37221
(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 my hand this 27th day of May, 2011.

James G. Traub
James G. Traub
By: Marina S. Rucker, Attorney-in-fact
Marina S. Rucker, Attorney-in-fact

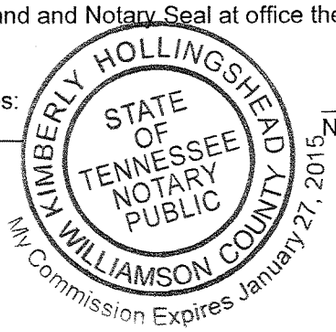
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 27th day of May, 2011, before me personally appeared Marina S. Rucker, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and ackowledged that she executed the same as the free act and deed of the said James G. Traub.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____



_____ Notary Public,

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE