WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

JOSE DE JESUS RODRIGUEZ
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.

(AFFIX SEAL)

Instr:200002030011322 Page: 1 OF 2
REC'D FOR REC 02/03/2000 11:08:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $288.60

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose de Jesus Rodriquez	North American Mortgage Company	
(NAME)	(NAME)	
2717 Jones Avenue	4301 Hillsboro Pike	60-16-321
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37216	
(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, Hector T. Gonzalez and wife, Nirma B. Malave, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose de Jesus Rodriquez, 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:

A parcel of land in the fourth Councilman's District of Davidson County, Tennessee, and described as follows:

According to a survey by Caldwell Engineering and Surveying dated September 20, 1995, and being Job #95-25:

Being Lot No. 1 of Meadow Valley Estates as recorded on August 16, 1996, in Plat Book 8250, Page 617, fronting 60.08 feet on the West side of Jones Avenue, being 164.52 feet on the North property line, 61.36 feet on the East property line, and measuring 164.89 feet on the South property line, containing 10,000 square feet.

Being the same property conveyed to Hector T. Gonzalez and wife Nirma B. Malave, by deed of record in Book 11586, Page 540, 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 2717 Jones Avenue, Nashville, TN 37207
(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/our hand(s) this 28th day of January, 2000.

Hector T. Gonzalez

Nirma B. Malave

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 Hector T. Gonzalez and wife Nirma B. Malave with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2000.

Commission expires: May 28, 2003

Tammy L. Jones Notary Public

TAMMY L. JONES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003