WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,900.00

Laticia E. Diaz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/13/00 16:00 2pgs
Fees:11.00 Taxes:299.33
20001213-0122862

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Micheal J. Philbin, PC, 2024 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laticia E. Diaz	**Corinthian Mortgage Corporation**	**119-6-292**
(NAME)	(NAME)	
8 Lutie Street	**5700 Broadmoor**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	**Mission, KS 66202**	
(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, **JUAN GONZALEZ and GRISELDA GONZALEZ**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LATICIA E. DIAZ**, MARRIED, 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. 24 on the Plan of Rosewood Estates, Section II, as of record in Book 4955, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Juan Gonzalez by deed from H. Cliff Hobbs and Jacqueline B. Hobbs of record in Book 11003, Page 813, Register's Office for Davidson County, Tennessee.

Griselda Gonazlez, wife of the said Juan Gonzalez (also known as Juan Manuel Gonzalez-Diaz), joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital right.

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

unimproved ☐
This is improved ☒ property, known as 8 Lutie Avenue, Nashville, TN 37210
(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 11th day of December, 2000.

Juan Manuel Gonzalez - Diaz
Juan Manuel Gonzalez-Diaz By Grace Toney his atty in fact
By: Grace Toney, his Attorney-In-Fact

Griselda Gonzalez
Griselda Gonzalez
By: Grace Toney, her Attorney-In-Fact
By Grace Toney - her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Grace Toney with whom I am personally acquainted and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Juan Manuel Gonzalez-Diaz and Griselda Gonzalez and being authorized to act on behalf of said persons executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of December, 2000.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

