Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/02 16:21 2pgs
Fees:13.00 Taxes:514.30

20020124-0010243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 3/23/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sergio O. Gudiel Cruz	Right Mortgage Company	148-6-39
(NAME) 3800 East Ridge Drive	(NAME) 1106-B West Hill Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Lebanon, TN 37087	
(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, Larry Joe Brown and Wife, Sandra Faye Dies , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sergio O. Gudiel Cruz , 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 No. 49 on the Plan of Murray Heights, as of record in Plat Book 2663, Page 37 and amended in Plat Book 2799, Page 258, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Larry Joe Brown (Single) and Sandra Faye Dies (Single) by deed from Edward F. Zapp, Sr. and wife, Estelle W. Zapp of record in Deed Book 4733, page 263, Register's Office for said County.

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

The said Sandra Faye Dies a/k/a Sandra Faye Brown.

unimproved ☐

This is improved ☒ property, known as 3800 East Ridge Drive, Nashville, TN 37211

(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.

SB LB

Larry Joe Brown
Larry Joe Brown

Sandra Faye Dies
Sandra Faye Dies

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 Larry Joe Brown and Wife, Sandra Faye Dies the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of January, 2002.

My Commission Expires: 3/23/2002

Lynda Kaye Jones
Notary Public

File Number2201151
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027