Box 13

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File # 3139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Heidi Jo Clay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2002.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: 5/20/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Agustin Narvaez	CTX Mortgage Company	162-3-337
(NAME)	(NAME)	
102 Marvell Court	3100 West End Avenue, Suite 1020	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/02/02 11:11 2pgs
Fees:13.00 Taxes:347.80

20020502-0054024

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, Richard D. Lutz and Patricia M. Lutz, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Agustin Narvaez* ~~and Sylvia Avila, husband and wife~~, 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:

* married

Being Lot No. 116 on the Plan of Haywood Hills, Section 4, as of record in Book 4675, Page 116, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard D. Lutz and wife, Patricia M. Lutz, by Deed from George E. Margrave and wife, Thelma Jean Margrave, of record in Book 4908, Page 549, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 102 Marvell Court, Nashville, 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.

Witness my/our hand(s) this 23rd day of April, 2002.

Richard D. Lutz

Patricia M. Lutz
By Richard D. Lutz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard D. Lutz, Individually, and as the person who executed the foregoing instrument on behalf of Patricia M. Lutz and acknowledged that he executed the same as the free act and deed of the said Patricia M. Lutz, through Power of Attorney granted Richard D. Lutz by the said Patricia M. Lutz, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2002.

Commission expires: ~~November 27, 2004~~ 5/20/02

~~Deborah K. Devine~~ Elizabeth E Triplett Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.