WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javier I. Mendoza	Transland Financial Services, Inc.	26-15-25
(NAME)	(NAME)	
2300 Marsha Drive	2701 Maitland Center Parkway	10D 43655
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Maitland, FL 32751-7294	
(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, Christopher M. Gentry, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Javier I. Mendoza and wife, Beatriz Hernandez Mendoza, 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. 4 on the plan of Section 1, North Hill Estates, as of record in Book 3300, Page 18, Register's Office for Davidson County Tennessee, and described as follows, to wit:

Beginning at a point in the Northeasterly margin of North Side Drive, the corner of Lots Nos. 3 and 4; thence with the line between said lots Northeasterly 200 feet to a corner of Lot No. 5, Southeasterly 233.5 feet to a point in the Northwesterly margin of Marsha Drive thence with the margin of the same, Southwesterly 175 feet to the beginning of a curve; thence around said curve northwesterly 39.27 feet to a point in the Northeasterly margin of North Side Drive; thence with the margin of same, Northwesterly 208.5 feet of the point of beginning.

Being the same property conveyed to Christopher M. Gentry, unmarried by deed from Philip D. Reece, unmarried of record in Instrument No. 200206250076164, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2300 Marsha Drive, Madison, TN 37115

(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 November, 2002.

Christopher M. Gentry

Davidson County DEEDWARR
Recvd: 12/09/02 15:00 2pgs
Fees:13.00 Taxes:555.00

20021209-0151577

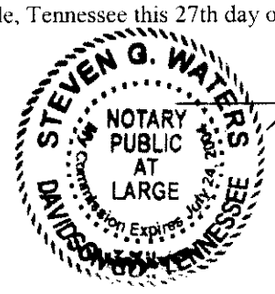
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher M. Gentry, a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 27th day of November, 2002.

Commission expires:



Notary Public