#6131
Box 13

WARRANTY DEED

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Ramiro Hernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2003.

Leslie S Harvey
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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
Ramiro Hernandez	CTX Mortgage Company, LLC	133-1-326
(NAME)	(NAME)	
417 Elgin Street	3100 West End Avenue Suite 1020	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37203	
(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, Mario F. Vasquez and Leoncio Rodriguez Perez, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramiro Hernandez 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. 114 on the Plan of Sunrise Heights Addtion, of record in Plat Book 421, Page 2, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mario F. Vasquez and Leoncio Rodriguez Perez, by deed of record in Instrument No. 20011009-0109600, 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 417 Elgin Street, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 08/04/03 16:50 2pgs
Fees:13.00 Taxes:365.93

20030804-0110442

Witness my/our hand(s) this 25th day of July, 2003.

Mario Vazquez

Mario F. Vasquez

Leoncio Rodriguez

Leoncio Rodriguez Perez

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 Mario F. Vasquez and Leoncio Rodriguez Perez with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2003.

Commission expires: May 28, 2006

Leslie S. Harvey

Notary Public



My Commission Expires
November 21, 2006