#6701

SPECIAL WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Mar 23, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2003.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Return to: 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
Walter Antonio Henriquez	CTX Mortgage Company, LLC	33-4-61
(NAME)	(NAME)	
520 Alta Loma Road	3100 West End Avenue Suite 1020	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	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, PACIFIC PREMIER BANK, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Antonio Henriquez unmarried and, Maria Elena Henriquez unmarried as joint tenants with the right of survivorship, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 10/10/03 08:58 4pgs
Fees:23.00 Taxes:448.44

20031010-0150591

unimproved ☐
This is improved ☒ property, known as 520 Alta Loma Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in the Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis. And Grantor does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever 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 our hands this 3rd day of October. 2003.

PACIFIC PREMIER BANK

By: John Shindler

Attest: Paige D Skinker

Please see attached acknowledgement.

STATE OF CALIFORNIA

COUNTY OF ORANGE

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared JOHN SHINDLER with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the SVP/CFO of the _____, a corporation, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____ this.

Commission expires:

_____

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of ORANGE } ss.

On _____ (Date) before me, TAMARA L MADSEN (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared JOHN SHINDLER, SVP, CFO OF PACIFIC PREMIER BANK (Name(s) of Signer(s))

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Tamara L. Madsen
Signature of Notary Public

CRS3 TAMARA L. MADSEN
COMM. #1288722
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. Dec. 29, 2004 CRS3

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 10-3-03 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: JOHN SHINDLER

☐ Individual
☒ Corporate Officer — Title(s): SVP, CFO
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: PACIFIC PREMIER BANK

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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Exhibit "A"

Being Lot No. 34 on the plan of Goodlettsville Heights, Section IV, a plat of which is of record in Book 2133, page 44, Register's Office of Davidson County, Tennessee.

Included in the above description but expressly excluded from this conveyance: Being the Easterly part of Lot No. 34 on the Plan of Goodlettsville Heights, Section 4, of record in Book 2133, page 44, in the Register's Office, Davidson County, Tennessee.
Beginning at a point in the Southeast corner of said Lot No. 34 and runs with the South line of said lot North 69 degrees West, 55.5 feet to a point; thence with a line which is West of and at all points 120 feet from the centerline of the proposed highway in a Northerly direction 125 feet to a point; thence with the North line of said Lot No. 34, South 69 degrees East, 33 feet to a point in the East line of said Lot No. 34; thence with said line South 20 degrees 30 minutes West, 83.6 feet to a point; thence with said line South 41 degrees 30 minutes West, 37.6 feet to the point of beginning, containing 0.14 acres, more or less, and being a part of the same land conveyed to Joe Y. Northern and sister, Mai Northern, by deed of record in Book 3133, page 417, in the Register's Office, Davidson County, Tennessee.
Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby conveyed.

Included in the above description but expressly excluded from this conveyance: Beginning at the point of intersection of the existing west margin of I-65 and the south boundary of the Harold F. Savely, etux property; thence with said existing margin south 37 degrees 46 minutes 27 seconds west 122.82 feet to a point in the north boundary of the Charles M. Brown, etux property; thence with said north boundary north 69 degrees 09 minutes 22 seconds west 45 feet, more or less to a point in the proposed west margin of I-65; thence with said west margin north 38 degrees 45 minutes 18 seconds east 123.48 feet to a point in the south boundary of the Harold F. Savely, etux property; thence with said south boundary south 69 degrees 09 minutes 22 seconds east 45 feet, more or less to the point of beginning and containing 0.112 acres and being part of the same property conveyed to Joe Y. Northern, etux by W. C. Moncrief and Company, Inc. as recorded in Book 3133, page 411, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PACIFIC PREMIER BANK, by deed of record in Instrument No. 20030707-0092852, Register's Office for Davidson County, Tennessee.

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