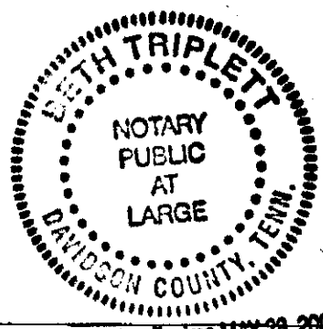
Box:13
6749

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Heidi J. Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Seth Triplett
Notary Public

MY COMMISSION EXPIRES:.

(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
William E. Ramirez-Larreynaga	CTX Mortgage Company, LLC	95-14-38
(NAME)	(NAME)	
2119 Crystal Drive	3100 West End Avenue Suite 1020	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	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, Roy Joseph Miller and wife, Sandy Marie Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Ramirez-Larreynaga unmarried, 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. 78 on the Plan of Elm Hill Acres, Section 1 of record in Plat Book 2331, Pages 67 & 68, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 78 fronts 80.0 feet on the southerly margin of Crystal Drive and extends back 226.9 feet on the broken westerly line and 225.0 feet on the easterly line to a dead line in the rear measuring 60.0 feet thereon.

Being the same property conveyed to Roy Joseph Miller and wife, Sandy Marie Miller, by deed of record in Book 10325, Page 849, 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 2119 Crystal Drive, Nashville, TN 37210
(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: 11/12/03 10:22 2pgs
Fees:13.00 Taxes:388.13

20031112-0165444

OCT-17-2003 15:36 ADVANTAGE TITLE 615 777 2015 P.11/14

Witness my/our hand(s) this 17th day of October, 2003.

Roy Joseph Miller

Roy Joseph Miller

Sandy Marie Miller

Sandy Marie Miller

STATE OF ~~TENNESSEE~~ Fl.

COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Joseph Miller and Sandy Marie Miller 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~~ New Port Richey, Fl. this. 10-20-03

Commission expires:

Patricia D. Lake

Notary Public

Patricia D. Lake
MY COMMISSION # DD240274 EXPIRES
September 10, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

OCT-17-2003 15:36 ADVANTAGE TITLE 615 777 2015 P.12/14