WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: [illegible]6.

(AFFIX SEAL)

RUSSELL JOHN MCCARTY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY TN

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
Randal A. Lopez	CTX Mortgage Company	136-13-49
(NAME) 2714 Mossdale Drive	(NAME) 216 Centerview Drive, Suite 233	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Brentwood, TN 37027	
(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, Donald M. Tharp and wife, Betty C. Tharp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randal A. Lopez unmarried and, Marina Lopez, 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. 3 on the Plan of Edge-O-Lake Estates, of record in Plat Book 3600, Page 87, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald M. Tharp and Betty C. Tharp, by deed of record in Instrument No. 20021118-0142507, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Donald M Tharp and Betty C. Tharp by Stephen J. Tharp as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2714 Mossdale Drive, 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: 01/14/04 10:50 2pgs
Fees:13.00 Taxes:443.63

20040114-0005791

JAN-07-2004 14:54 ADVANTAGE TITLE BL MD 1 615 292 9838 P.15

Witness our hands this 7th day of January, 2004.

Donald M. Tharp by Stephen J. Tharp atty in fact
Donald M. Tharp

Betty C. Tharp by Stephen J. Tharp atty in fact
Betty C. Tharp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of January, 2004, before me personally appeared Stephen J. Tharp, the person who executed the foregoing instrument on behalf of Donald M. Tharp and Betty C. Tharp and who acknowledged that he executed the same as the free act and deed of the said Donald M. Tharp and Betty C. Tharp, through Power of Attorney granted he by the said Donald M. Tharp and Betty C. Tharp.

Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 2004.

Commission expires: ~~May 28, 2006~~ May 30, 2007

Notary Public

KRYSTN T. HEDGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007