Box 13
#7174

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2004.

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
Santos Jimenez	Washington Mutual Bank, FA	182-6A-138
(NAME)	(NAME)	
7445 Maggie Drive	2801 Gateway Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Irving, TX 75063	
(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, Greenvale Construction, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Santos Jimenez, married and Hugo Estevez, 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. 134 on the Final Plat of Old Hickory Hills, Phase Two, Section One, of record in Instrument NO. 200306230086188, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20030721-0101989, 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 7445 Maggie Drive, Antioch, TN 37013
(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: 01/29/04 15:38 2pgs
Fees:13.00 Taxes:466.20

20040129-0011381

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 26th day of January, 2004.

Greenvale Construction, LLC, a Tennessee limited liability company

By: _____

Greenvale Construction, LLC, a Tennessee limited liability company

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Steven Dotson 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 authorized agent of Greenvale Construction, LLC, a corporation, and that he as such authorized agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as authorized agent.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January, 2004.

Commission expires: May 28, 2006

_____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006