Box 13
#7003

Davidson County DEEDWARR
Recvd: 04/15/04 14:02 2pgs
Fees:13.00 Taxes:233.10

20040415-0042602

SPECIAL WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER I GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant Heidi Clapp

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY O April, 2004.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: 5/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Del Mazo Sr.	Luis Del Mazo Sr.	119-11-157
(NAME)	(NAME)	
1014 Malquin	1014 Malquin	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37216	
(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, Green Tree Servicing, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis Del Mazo Sr., a married man, 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 a part of Lot No. 9 on the Plan of Thompson Lane Park, as of record in Book 2331, Page 138, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 is described as follows: Beginning at a point in the northeasterly corner of Lot No. 9, same being the common corner of Lots Nos. 8, 9, and 10 of said Subdivision; thence westerly along the common dividing line between Lot Nos. 9 and 10, 200.5 feet to a point; thence south 23 deg. E. 65 feet to a point; thence south 66 deg. 55' west 22 feet to a point in the easterly margin of the right-of-way of Interstate Highway 24, formerly Joplin Drive; thence southerly along the easterly margin of said Interstate Highway 66 feet to a point; thence easterly 240 feet along the northerly margin of Thompson Lane as widened, to a point; thence northerly 124.1 feet along the dividing line between lots nos. 8 and 9 to the point of beginning, and also described according to a survey by Hal R. Swann, Jr., Surveyor, dated January 11, 1964.

Being the same property conveyed to Green Tree Servicing, LLC, by Trustee's Deed of record in Instrument No. 20040102-0000055, 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 2708 Glenmont Court, Nashville, TN 37210

(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 this 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 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 my hand this 5th day of April, 2004.

Green Tree Servicing, LLC

By: George Dumler

state of Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared George Dumler 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 Signer of the GreenTree Servicing LLC a corporation, and that he as such authorized Signer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as authorized Signer

Witness my hand and official seal at _____, _____ this 5th day of April, 2004.

Commission expires:

STEVEN BRONNER
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
SEPTEMBER 19, 2007

Notary Publi