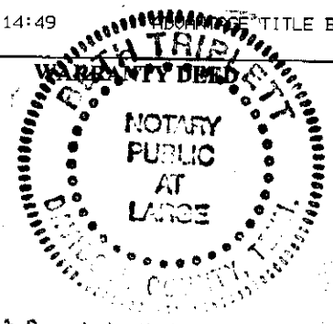
Box 13
7814

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: [illegible], 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
Rosa Rivas	Option One Mortgage Corporation	148-8-7
(NAME)	(NAME)	
4583 Artelia Drive	1600 Parkwood Circle, Suite 615	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Atlanta, GA 30339	
(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, Johnson Sopila, unmarried and Lisa K. Beals, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosa Rivas, 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. 5 on the Plan of Oakwood Terrace, Section One, of record in Plat Book 4460, Pages 54 and 55, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johnson Sopila, unmarried and Lisa K. Beals, unmarried as joint tenants with the right of survivorship, by deed of record in Instrument No. 20010605-0058214, 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 4583 Artelia 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: 05/18/04 10:58 2pgs
Fees:13.00 Taxes:414.40



20040518-0057990

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

Witness our hands this 12th day of May, 2004.

Johnson Sopila

Lisa K. Beals

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnson Sopila with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at [illegible] Tennessee this 12th day of May, 2004.

Commission expires:

NOTARY PUBLIC AT LARGE

Notary Public

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa K. Beal with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 10040 OSBORN, HOUSTON, TX this 12th day of May, 2004.

Commission expires: 3-22-06

Notary Public

CONSTANCE CORTE
Notary Public
State of Texas
My Commission Expires
March 22, 2006