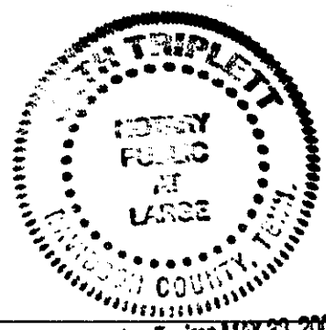
Box 13 # 8341

WARRANTY DEED



My Commission Expires May 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 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
Tomas Jaramillo	CTX Mortgage Company, LLC	149-11A-48
(NAME)	(NAME)	
1305 Rice Hill Circle	3100 West End Avenue Suite 1020	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	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, Alexis R. Bryant, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tomas Jaramillo and wife, Manuela Jaramillo, 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. 48 on the Plan of Rice Hill, Phase 3, P.U.D. of record in Plat Book 6900, Page 292, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alexis R. Bryant, by deed of record in Instrument No. 20021121-0145065, 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 Alexis R. Bryant by Mary F. Lynn as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument NO. *, in the Register's Office for Davidson County, Tennessee.

*20040803-0092874

unimproved ☐

This is improved ☒ property, known as 1305 Rice Hill Circle, 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: 08/03/04 13:44 2pgs
Fees:13.00 Taxes:369.63



20040803-0092875

Witness my hand this 15th day of July, 2004.

_____

_____

x Alexis R. Bryant

Alexis R. Bryant by Mary F. Lynn her attorney in fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of July, 2004, before me personally appeared Mary F. Lynn, the person who executed the foregoing instrument on behalf of Alexis R. Bryant and who acknowledged that she executed the same as the free act and deed of the said Alexis R. Bryant, through Power of Attorney granted her by the said Alexis R. Bryant.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2004.

Commission expires: May 28, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006