WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6/21/2008

(AFFIX SEAL)

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Davidson County DEEDWARR
Recvd: 10/14/04 13:38 2pgs
Fees:13.00 Taxes:621.60

20041014-0123958

THIS INSTRUMENT WAS PREPARED BY
, 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandy McDougal	Amer·· a's Wholesale Lender ~~Sandy McDougal~~	103-04-0-397
(NAME) 561 Midway Circle	(NAME) PO Box 10212 ~~4108 Colorado Avenue~~	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Van Nuys CA 91410 ~~Nashville, TN 37209~~	
(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, Allison A. Hines and Doris I. Hudgens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandy McDougal, 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 in the Westerly 50 feet of Lot Number 37 on the Plat of West End Annex, as a record in Book 332, Page 61, Register's Office of Davidson County, Tennessee. Said part of said lot fronts 50 feet on the Northerly side of Colorado Avenue and runs back between parallel lines of 162.9 feet to a rear line measuring 50 feet thereon. Being the same property conveyed to Carolina Garcia, unmarried by Warranty Deed dated 3/1/99 from George M. Collie and wife, Anne Collie of record in Instrument Number 20001208-0121204, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to: Allison A. Hines and Doris I. Hudgens, by Trustee's Deed: Wilson & Associates, PLLC S.T., dated 7/21/04, of record in Instrument Number 20040726-0089118, Register's Office for Davidson County, Tennessee.

Parcel 103-04-0-397

unimproved ☒
This is improved ☐ property, known as 4108 Colorado Avenue, Nashville, TN 37209
(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.

Witness our hands this 13th day of October, 2004.

Allison A. Hines

Doris I. Hudgens

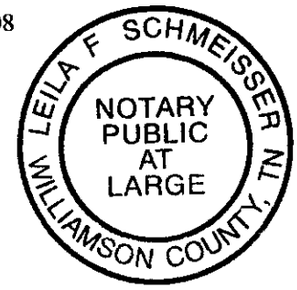
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison A. Hines and Doris I. Hudgens, unmarried, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of October, 2004.

Commission expires: June 21, 2008



Leila F. Schmeisser Notary Public