File No. 41077

WARRANTY DEED

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Tyler Gaw	Countrywide Home Loans, Inc.	076-01-0 051.00
(NAME)	(NAME)	
816 Oak Leaf Drive	2021 N. Gallatin Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/05/05 09:52 2 pgs
Fees:13.00 Taxes:368.89

20050105-0001695

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, Froylan Meraz (a/k/a Froylan Heraz) and wife, Jeanette Santiago Morales (a/k/a Jeanette Santiago, Janet S. Morales and Janet Morales), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Tyler Gaw, an unmarried 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 Lot No. 49 on the plan of Oak Creek Subdivision, as of record in Book 5200, page 96, said Register's Office.

Said Lot No. 49 fronts 90 feet on the northerly side of Oak Leaf Drive and extend back 142.27 feet on the easterly line and 144.06 feet on the westerly line to a dead line in the rear measuring 99.88 feet thereon.

Being the same property conveyed to Froylan Heraz and wife, Jeanette Santiago by deed from Gregory H. Baer and wife, Aileesha L. Baer, dated August 15, 2001, of record in Instrument No. 20010817-0089194, Register's Office, Davidson County, Tennessee. The said deed contained a scrivener's error; grantee's correct legal name is Froylan Meraz.

Subject to restrictions of record in Book 5360, page 572, amended in Book 5382, page 827, said Register's Office.

Froylan Meraz and Froyland Heraz being one and the same person.

Jeanette Santiago, Jeanette Santiago Morales, Janet S. Morales and Janet Morales being one and the same person.

Alfonso Meraz executed this instrument on behalf of Froylan Meraz and wife, Jeannette Santiago Morales pursuant to a Power of Attorney of record in Instrument No. 20050105-0001694, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 816 Oak Leaf Drive, Old Hickory, TN 37138

(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 30th day of December, 2004.

Froylan Meraz
Froylan Meraz

By: Alfonso Meraz
Alfonso Meraz, Attorney-in-fact

Jeanette Santiago Morales
Jeanette Santiago Morales

By: Alfonso Meraz
Alfonso Meraz, Attorney-in-fact

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfonso Meraz with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Froylan Meraz and wife, Jeanette Santiago Morales as their Attorney in Fact as the free act and deed of the within named Froylan Meraz and wife, Jeanette Santiago Morales.

Witness my hand and official seal this 30th day of December, 2004.

Commission expires:

11-22-08

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Notary Public