File No. 250301538

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,300.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) My Commission Expires March 22, 2008

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/11/05 13:56 2 pgs
Fees:13.00 Taxes:319.31

20050411-0039792

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Jerome Gurley, Sr.	Homecomings Financial Network Inc.	**Map 059-13**
(NAME)	(NAME)	
3244 Hummingbird Drive	2101 Rexford Suite 160 W	**Parcel 162**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ramona Rodriguez, Unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Jerome Gurley Sr., and Wife, Yolanda N. Gurley**, HEREINAFTER CALLED THE GRANTEE(S), 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, described as follows, to-wit:

Beginning at an iron pin in the northerly margin of Hummingbird Drive, marking the southeasterly corner of the property conveyed to Don L. Jordon by deed recorded as Instrument No. 200003068000425 in the Register's Office for Davidson County, Tennessee, and further identified as Map 59-13, Parcel 8 on the records of the Tax Assessor's Office for Davidson County, Tennessee, and being the southwest corner of this tract; thence with the line of Jordan, North 20 deg. 42' 23" West, 174.88 feet to an iron pin; thence North 66 deg. 23' 12" East, 82.16 feet to an iron pin; thence South 26 deg. 32' 25" East, 174.86 feet to an iron pin in the northerly margin of Hummingbird Drive on a curve having a radius of 983.20 feet, a tangent of 50.04 feet, a delta of 5 deg. 49' 39" and a chord of 99.96 feet, with a chord bearing of South 66 deg. 22' 25" West, for a length of 100.00 feet to the point of beginning.

EASEMENT: Grantor further conveys to the Grantee, their heirs and assigns, a permanent, perpetual easement for ingress and egress and parking on and across other property located on the easterly and northerly sides of the lot above described, which easement extends westwardly from the following line to the east boundary line of the property hereinabove described, said line being as follows: Beginning at an iron pin in the northerly margin of Hummingbird Drive, said iron pin being North 63 deg. 16' 39" East, 6.26 feet from the southeasterly corner of the real property hereinabove described; thence leaving Hummingbird Drive, North 26 deg. 01' 11" East, 65.50 feet; thence North 19 deg. 28' 39" West, 59.66 feet to a point; thence North 39 deg. 06' 57" West, 43.65 feet to a point; thence North 58 deg. 26' 11" West, 8.87 feet to a point marking the northeast corner of the real property hereinabove described; thence from the northerly boundary line of the real property hereinabove described, North 80 deg. 29' 01" West, 51.77 feet to a point; thence North 84 deg. 09' 24" West, 19.73 feet to a point; thence South 15 deg. 33' 47" East, 34.66 feet to a point in the northerly boundary line of the property hereinabove described.

BEING the same property conveyed to Ramona Rodriquez, by deed from Phillip Edward Arrington, of record in Instrument No. 20040622-0073747, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **3244 Hummingbird Drive, Nashville, TN 37218**

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my hand this 6th day of April, 2005.

Ramona Rodriguez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **RAMONA RODRIQUEZ, unmarried,** 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 purposes therein contained.

Witness my hand at office this 6th day of April, 2005.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public