# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/05 15:01 2 pgs
Fees:13.00 Taxes:436.60

20050418-0042972

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY & RETURN TO:**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

Our File No. 1609

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katrina Mendoza Amador | American Home Mortgage | 162-5-243 |
| (NAME) | (NAME) | |
| 324 Ocala Drive | P.O. Box 3050 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Columbia, Maryland 21045-6050 | |
| (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, Martha R. Gateley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katrina Mendoza Amador and Juan Javier Mendoza Amador, Wife and Husband, 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. 107 on the Plan of Section 3, Hickory Valley Subdivision, of record in Plat Book 4460, Page 86, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Martha R. Gateley, unmarried, by Warranty Deed dated June 24, 1996, from Ronald D. Cornwell and wife, Debra S. Cornwell, as of record in Book 10099, Page 683, 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 324 Ocala Drive, Nashville, TN 37211

(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 my hand this 29th day of March, 2005.

Martha R. Gateley

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 Martha R. Gateley, 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 and official seal at Nashville, Tennessee this 29th day of March, 2005.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

