WARRANTY DEED

McCann & Hubbard
7105 Crossroads Blvd # 102
Brentwood, TN 37027
615-377-3319

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 3-14-09
(AFFIX SEAL) ASH

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
Jorge A. Valle-Morales	Countrywide Home Loans	119-6-117
(NAME)	(NAME)	
57 Valeria Drive	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/29/05 11:34 2 pgs
Fees:13.00 Taxes:407.00

20050429-0047821

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, James Allison Cox Jr. and Billy Wayne Cox, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jorge A. Valle-Morales, A Single 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. 199 on the Plan of Sterling Heights Section Five of record in Plat Book 1835, Page 37, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 199 fronts 75 feet on the south side of Valeria Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to James A. Cox and wife, Hazel M. Cox, by deed of record in Book 3703, Page 332, Register's Office for Davidson County, Tennessee.

The said James A. Cox having predeceased the Hazel M. Cox. The said Hazel M. Cox, leaving as her heirs, Billy Wayne Cox and James Allison Cox, Jr. as attested to in Affidavit's of Heirship recorded in Instrument No. 20050429.0047819 and Instrument No. 20050429.0047820, said 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 57 Valeria Drive, Nashville, TN 37210

(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 27th day of April, 2005.

James Allison Cox Jr.

Billy Wayne Cox

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 James Allison Cox Jr. and Billy Wayne Cox with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2005.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006