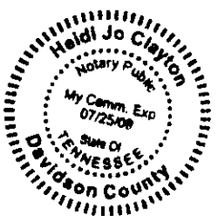
BOX 13
10093

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28. 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angel Miranda Gonzalez	GMAC Mortgage Corporation	133-12-17
(NAME)	(NAME)	
419 Benita Drive	6 Cadillac Drive Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Brentwood, TN 37207	
(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, Javier M. Meza and wife, Gloria Posada Collazo and Mayela Sanchez, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angel Miranda Gonzalez and wife, Angelus Miranda, 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. 14 and part of "Reserved Parcel B" on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for said County.

Said Lot No. 14 fronts 70 feet on the southwesterly margin of Benita Drive and extends back 190.06 feet on the northwesterly line and 190 feet on the southeasterly line to a dead line in the rear measuring 72.16 feet thereon.

Being the same property conveyed to Javier M. Meza and Mayela Sanchez, by deed of record in Book 10856, Page 597, Register's Office for Davidson County, Tennessee.

Gloria Posada-Collazo joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 419 Benita 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.

Davidson County DEEDWARR
Recvd: 09/28/05 15:34 2 pgs
Fees:13.00 Taxes:351.50



20050928-0116785

Witness our hands this 23rd day of September. 2005.

Gloria Posada Collazo
Gloria Posada-Collazo

JAVIER M MEZA
Javier M. Meza

Mayela Sanchez
Mayela Sanchez

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 Javier M. Meza and Gloria Posada-Collazo and Mayela Sanchez 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 23rd day of September, 2005.

Commission expires: May 28, 2006

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp. 07/25/09 State Of TENNESSEE Davidson County