Return to: Castleman Title, 110 Glancy ST., Ste. 112, Goodlettsville, TN 37072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Kathy A Byers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2005.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

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
Brenda Paraizo Jimenez	America's Wholesale Lender	164-142
(NAME) 12448 Old Hickory Boulavard	P. O. Box 660694	
(ADDRESS) Antioch, Tennessee 37013	Dallas, TX 75266-0694	
(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, James Q. Corley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda Paraizo Jimenez, A.K.A. Brenda Paraizo, an unmarried woman, 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:

Tract of land and improvements being property as described in Deed Book 5449, Page 488, Register's Office for Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co., dated August 10, 1983, as follows:
Beginning at a railroad spike in the corner line of Old Hickory Boulevard, and said spike being 1471.2 feet from the present easterly margin of Murfreesboro Road, measures along the center line of said Old Hickory Boulevard; thence northerly 5 degrees 39' E 675.78 feet to an iron pin; thence South 87 degrees E 10 min. 125 feet to an iron pin; thence South 6 degrees 34' West 666.05 feet to a spike in the center line of Old Hickory Boulevard; thence south 88 degrees 35' W 125.8 feet to the point of beginning and containing 1.92 acres, more or less.

Being the same property conveyed to James Q. Corley, by Quit Claim deed of record in Instrument No. 20030619-0084498, Register's Office for Rutherford County, Tennessee and Being the same property conveyed to James Q. Corley and wife, Jennifer W. Corley , by deed of record in Book 9781, Page 606, Register's Office for Rutherford County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 12448 Old Hickory Boulevard, Antioch, TN 37013
(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: 10/20/05 10:01 2 pgs
Fees:13.00 Taxes:591.63
20051020-0126450

Witness my hand this 17th day of October, 2005.

James Q. Corley

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 Q. Corley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of October, 2005.

Commission expires: May 28, 2006

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 28, 2006