WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Doris E. Gomez 231 Melmack Drive Nashville, TN 37211	SEND TAX BILLS TO: Decision One Mortgage Co.,LLC P. O. Box ~~SAME~~ 5210 ~~Carol Stream, IL~~ 60197-5210	MAP-PARCEL NUMBERS: 87-1-A; 78.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

JAMES D. JONES

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

DORIS E. GOMEZ

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 situated in Nashville, Davidson County, Tennessee.

Being lot number 51 on the Plan of Murray Heights as of record in Book 2663, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James D. Jones from Nashville Land Trust, James D. Jones, Trustee by deed of record in Instrument No. 20041217-0150218, Register's Office for Davidson County, Tennessee..

This is improved ☐ property known as **231 Melmack Drive, Nashville, TN 37211**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the ~~1st~~ 30th day of ~~December~~ November, 2005.

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 12/05/05 11:56 2 pgs
Fees:13.00 Taxes:407.00
20051205-0145784

James D. Jones

JAMES D. JONES
By: Diahann Keeton, Attorney in Fact
by Diahann Keeton
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Diahann Keeton**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument on behalf of James D. Jones, with the full power and authority by **Power of Attorney**, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 1st day of December, 2005.

NOTARY PUBLIC

KARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 1st day of December, 2005.

NOTARY PUBLIC

KARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

My Commission Expires: