File No. 20050244

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/06 09:31 2 pgs
Fees:13.00 Taxes:414.86
20060109-0002696

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,125.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: 05/30/2007

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Guadelupe Martinez	CTX Mortgage Company, LLC	149-1A-32.00
(NAME)	(NAME)	
2116 Mullen Circle	2828 N. Harwood	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX 75201-1516.	
(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, Helen D. Hooper, (nka Helen D. Hooper-Gibbs), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Guadelupe Martinez and wife, Carmen Diaz Martinez, 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. 32 on the Final P.U.D. Plan, Phase II, of Mullen Valley, of record in Book 6520, page 477, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen D. Hooper by deed from Omah Paulette Hayes, unmarried, dated March 29, 2004, of record in Instrument No. 20040405-0038166, Register's Office, Davidson County, Tennessee.

Helen D. Hooper is now known as Helen D. Hooper-Gibbs.

Steven Gibbs, spouse of Helen D. Hooper-Gibbs, joins in the execution of this instrument for the purpose of conveying any interest in subject property, marital or otherwise.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6577, page 20, Book 6577, page 25, Book 7311, page 33, Book 6577, page 52, and Book 8042, page 601, said Register's Office.

Subject to Charter of record in Book 6583, page 351, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2116 Mullen Circle, Nashville, TN 37217
(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 4th day of January, 2006.

Helen D. Hooper-Gibbs

Steven Gibbs

File No. 20050244
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen D. Hooper-Gibbs) and husband, Steven Gibbs, the bargainor(s), 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 this 4th day of January, 2006.

Commission expires:

7-29-06

Ester Baldwin
Notary Public

AFTER RECORDING RETURN TO:

