WARRANTY DEED

2629
Box 186

Sarah Dreneke STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2629

Box 18B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilberto Gomez	CTX Mortgage Co., LLC	114-8C-40
(NAME)	(NAME)	
7277 Charlotte Pike, #212	P.O. Box 650269	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Dallas, TX 75265-0269	
(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, Mary A. McDonald, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gilberto Gomez, unmarried 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:

Being Unit 37 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541 and amended by First Amendment and Supplement to the Declaration of Covenants Conditions and Restrictions and By-Laws for West Park Homeowners Association, Inc., of record in Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, and as further set out on the plan of West Park, Phase 2, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary A. McDonald, unmarried, by Warranty Deed dated July 21, 2005 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20050727-0087603, 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 7277 Charlotte Pike # 212, Nashville, TN 37209

(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: 12/05/06 11:17 2 pg
Fees:13.00 Taxes:691.53
20061205-0149899

Witness my hand this 30th day of November, 2006.

Mary A. McDonald

Mary A. McDonald

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 Mary A. McDonald, 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 at Nashville, Tennessee this 30th day of November, 2006.

Commission expires: November 14, 2009

Sarah Drenske

Notary Public

