RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/07 13:56 2 pgs
Fees:13.00 Taxes:473.60
20070413-0044764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia I. Avila-Lopez	CTX Mortgage Company, LLC	
(NAME)	(NAME)	
4001 Scotwood Drive	3100 McKinnon, Corp Closing 2nd Floor	Map 133
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75201	Parcel 12-235
(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, **CHUY AVILA AND MARIA E. AVILA WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CLAUDIA I. AVILA-LOPEZ**, a married 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:

Land in Davidson County, TN being Lot 59 on the Plan of Greenwood Hills Subdivision, Section Three of record in Book 5050, Page 10 of said Register's Office.

Being the same property conveyed to Jesus Avila and Maria E. Avila by Deed of record in Book 11557, Page 335, Register's Office for said County. Jesus is now known as Chuy Avila.
This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4001 Scottwood Drive, Nashville, TN 37211

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 our hands this 29th day of March, 2007.

Chuy Avila

MARIA L AVILA

Maria E. Avila

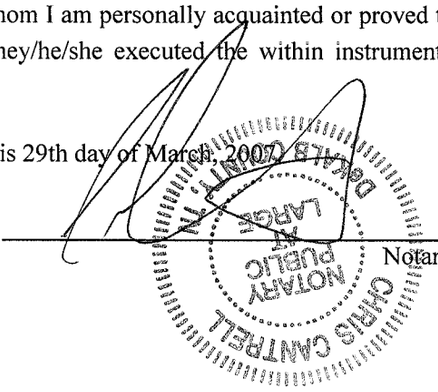
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chuy Avila and Maria E. Avila wife, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 29th day of March, 2007.

Commission expires: 6/26/07



Notary Public