WARRANTY DEED

MARILYN K. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: AUGUST 16, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Kelly Matuk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2007.

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: August 16, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime Loree	CTX Mortgage Company	173-01-0-202.00
(NAME)	(NAME)	
1218 Westridge Court	P.O. Box 199114	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75219-9114	
(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, I/WE, **Gabriel E. Ayala, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaime Loree, a single person**, 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 all of Lot No. 2-A, on the plan of Dreamland Estates Southeast,Section 3, Zone lot division of Lots 1 thru 5 and 7 thru 16, of record in Plat Book 5200, Page 649, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Gabriel E. Ayala by deed of record in Instrument #20050913-0109919 and corrected in Instrument #20060106-0002042, Register's Office for said County.

Marisela Ayala executes this document with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to Restrictive Covenants of record in Book 6376, Page 121, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1218 Westridge Court, 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.

Witness my hand this 12th day of April, 2007.

Marisela Ayala by Steve Newman
Marisela Ayala
By: Steve Newman, Atty-in-Fact

Gabriel E. Ayala by Steve Newman
Gabriel E. Ayala
By: Steve Newman, Atty-in-Fact

Davidson County DEEDWARR
Recvd: 04/18/07 13:04 2 pg
Fees:13.00 Taxes:369.63

20070418-0046309

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 12th day of April, 2007, before me personally appeared Steve Newman (known to me or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gabriel E. Ayala and Marisela Ayala and who upon his or her oath acknowledged that he executed the same as the free act and deed of the said Gabriel E. Ayala and Marisela Ayala, through Power of Attorney granted him by the said Gabriel E. Ayala and Marisela Ayala, of record in Instrument #20070418-0046308, Register's Office for said County.

Witness my hand and official seal at Smyrna, Tennessee this 12th day of April, 2007.

Commission expires: August 16, 2008

Marilyn K. Fisher — Notary Public

