WARRANTY DEED

File Number: 70285

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF JULY 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane Suite 9, Hermitage, TN 37076

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Lopez	Taylor, Bean & Whitaker	060-070-0-20
(NAME)	(NAME)	
3013 Lyndale Drive	1417 N. Magnolia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Ocala, FL 34475-9078	
(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, David Jones III, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jorge Lopez, a single man, 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 Lot No. 26 on the Plan of Hillhurst Acres, Section VI, as record in Book 2854, Page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 87 feet on the northerly side of Lyndale Drive and runs back 204.5 feet on the easterly line and 226.6 feet on the westerly line to a dead line in the rear on which it measures106.1 feet.

Being the same property conveyed to David Jones III by Warranty Deed from Department of Housing and Urban Development, of record in Instrument Number 200601090002540, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3013 Lyndale Drive, Nashville, TN 37207
(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 6th day of July 2007.

David Jones III by Tabitha Bailey
David Jones III
His attorney in fact

Davidson County DEEDWARR
Recvd: 07/11/07 15:02 2 pgs
Fees:13.00 Taxes:486.55

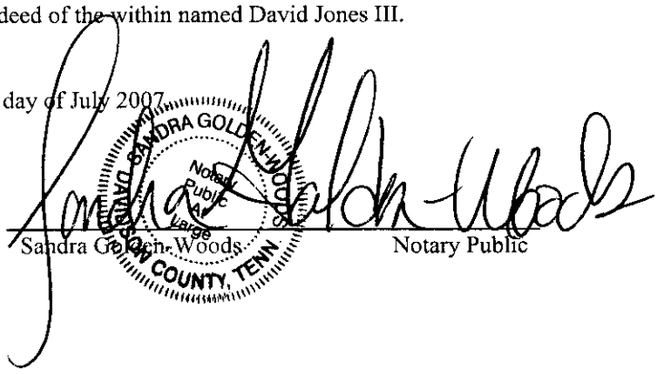
20070711-0082788

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 Tabitha C. Beasley with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of David Jones III as his Attorney in Fact as the free act and deed of the within named David Jones III.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July 2007.

Commission expires: November 22, 2010



Sandra Golden-Woods Notary Public