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

WARRANTY DEED

CARRIE LINN 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 $62,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/08
(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
Isabel R. Rodriguez	CTX Mortgage Company, LLC	
(NAME) 704 Seven Mile Court	(NAME) 3100 McKinnon Corp, Closing 2nd Floor	Map 133-8
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75201	Parcel 212
(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, **GEORGE B. STALLINGS, II, a Married Man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ISABEL R. RODRIGUEZ, an unmarried 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:

Being Lot Number 40B on the Plan of Zone Lot Division, Lot Nos. 37, 39, and 40, Phase II, Valley View Terrace, of record in Plat Book 6250 at Page 185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to George B. Stallings, II, Married, by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, dated March 18, 2004, recorded April 8, 2004 , of record in Instrument No. 20040408-0040255, in the Register's Office for Davidson County, Tennessee. This is investment property only for Seller.

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 704 Seven Mile Court, 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.

Davidson County DEEDWARR
Recvd: 07/24/07 13:13 2 pgs
Fees:13.00 Taxes:240.50
20070724-0087832

Witness our hands this 20th day of July, 2007.

George B. Stallings, II

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 George B. Stallings, II, 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 20th day of July, 2007.

Commission expires: 5/24/08

Notary Public

