WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/07 11:38 2 pgs
Fees:13.00 Taxes:314.50
20070921-0112973

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/09
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: . 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return To: Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205 #30460/186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delpa Group, LLC Attn: John De La Paz	Synovus Mortgage Corp.	05007001200
(NAME) P. O. Box 4272	(NAME) 2204 lakeshore Dr., Suite 325	
(ADDRESS) Cerritos, CA 90703-4272	(ADDRESS) Birmingham, AL 35209	
(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, John Kaul, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sindy De La Paz and John De La Paz, as Joint Tenants with Rights of Survivorship, 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 Lot 215 on the Plan of Section 5, Village by the Creek, of record in Plat Book 6250, Page 221, Register's Office of said County.

Said Lot No. 215, which is a corner lot, fronts 70.00 feet on the easterly margin of Ridgeside Drive and fronts a total distance of 85.88 feet on the northerly margin of Village Trail, said frontages being joined by a curve having a length of 92.27 feet and extends back 105.00 feet on the northerly line and 93.75 feet on the easterly line, to a point of intersection.

Being a part of the same property conveyed to John Kaul by Warranty Deed dated June 9, 2004, from Larry O. Hanson and wife, Susan Hanson, as of record in Instrument No. 20040616-0070953, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3800 Ridgeside 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 14th day of September, 2007.

John Kaul

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 John Kaul, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2007.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY