WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE TWENTY-FIFTH OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: June 4, 2002.
(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

BOOK 11552 PAGE 534

THIS INSTRUMENT WAS PREPARED BY
Henry R. Allison, III, 116 Wilson Pike, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cerbulo De La Roca	Cerbulo De La Roca	161-10-B-088.00
(NAME)	(NAME)	
5417 Hunters Ridge	5417 Hunters Ridge	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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,

Carlos Yepez and wife, Lilia Yepez

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cerbulo De La Roca and wife, Maria Teresa De La Roca

, 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. 279 on the Plan of Villages of Brentwood, Phase 6, Second Revision as of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlos Yepez and wife, Lilia Yepez by Quitclaim Deed being simultaneously recorded herewith in Book 11552, page 532, Register's Office for Davidson County, Tennessee.

This property is taken subject to: (a) Any and all matters as shown on the plan of record in Plat Book 6900, page 316; (b) restrictive covenants as of record in Book 6143, page 11 and as amended in Book 6398, page 495, Book 6852, page 497 and Book 7207, page 251; and (c) Charter of Villages of Brentwood Homeowners Association as of record in Book 6158, page 352; all of which are in said Register's Office

unimproved ☐
This is improved ☒ property, known as 5417 Hunters Ridge, Nashville, TN 37211
(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.

060403
IDENTIF. & REFERENCE

99 JUL -1 AM 10:47
BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

$0.00 MUNICIPAL TAX PAID

(2)

Witness my/our hand(s) this 25th day of June, 1999.

Carlos Yepez

Lilia Yepez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Carlos Yepez and wife, Lilia Yepez, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of June, 1999.

Commission expires: June 4, 2002

Joseph K. Gregory Notary Public

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11552 PAGE 536

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0606403

IDENTIF. # REFERENCE

99 JUL -1 AM 10:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
140000.00
ERR CO
MAMT
140000.00-
CAMT
140000.00
CON TX 518.00
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
CFEE 2.00
TOTAL 529.00
CHECK 529.00
CHECK 0001 4790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485239