WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/01 15:43 2pgs
Fees:11.00 Taxes:203.50

20010111-0003718

#1297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Debyl Painter-Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2001.

Elizabeth Enoch
Notary Public

MY COMMISSION EXPIRES: May 26, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jose Tomas Rodriguez	Transland Financial Services	119-9-167
(NAME)	(NAME)	
2709 Fannie Williams Street	640 Spence Lane. Suite 104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37217	
(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, Luis Del Mazo Jr. and wife, Ashlee Del Mazo and Luis Del Mazo Sr. and wife, Cathy G. Clark, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Tomas Rodriguez unmarried and Lucio Rodriguez, unmarried 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: The northerly 33 feet of Lot No. 13 and the southerly 7 feet of Lot No 14 of ET Brown's Subdivision of the part of the Patterson Tract, as of record in Book 33, page 60, of the Register's Office for Davidson County, Tennessee.

SAID northerly 33 feet of said Lot No. 13 and the southerly 7 feet of Lot 14 front together 40 feet on the west side of Hogan Street and runs back between parallel lines 146- ½ feet, more or less.

Being the same property conveyed to Luis del Mazo, Jr. and wife, Ashlee del Mazo and Luis del Mazo, Sr. and wife Kathy G. Clark, by deed of record in Instrument No. 200007270074029, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 2709 Fannie Williams Street, Nashville, TN 37210
(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/our hand(s) this 9th day of January, 2001.

Luis Del Mazo Sr.

Luis Del Mazo Jr.

Cathy G. Clark

Ashlee Del Mazo

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 Luis del Mazo, Jr. and Ashlee del Mazo, and Luis del Mazo, Sr. and Cathy G. Clark with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of January, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett — Notary Public

