WARRANTY DEED

Box 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

X Lucio Rodriguez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2001.

Elizabeth E. Impett
Notary Public

MY COMMISSION EXPIRES: May 16, 2004

(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
Lucio Rodriguez	Lucio Rodriguez	119-9-168
(NAME)	(NAME)	
2711 Fannie Williams Street	2711 Fannie Williams Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, Sr and wife, Cathy G. Clark and Luis Del Mazo, Jr. and wife, Ashlee Del Mazo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 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:

The northerly 23 feet, more or less of Lot No. 12 and the southerly 17 feet, more or less of Lot No. 13 on the Plan of ET Brown's Subdivision of a part of the Patterson Tract as of record in Book 332, page 60, Register's Office for Davidson County, Tennessee.

SAID northerly part of Lot No 12 and southerly part of Lot No 13 front together 40 feet, more or less on the westerly side of Hogan Street and run back between parallel lines 146 ½ feet, more or less to a dead line.

Being the same property conveyed to Luis Del Mazo, Sr and wife, Cathy G. Clark and Luis Del Mazo, Jr and wife, Ashlee Del Mazo by deed of record as instrument no. 200007270074026, said Register's Office.

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

unimproved ☐
This is improved ☒ property, known as 2711 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.

Davidson County DEEDWARR
Recvd: 02/28/01 10:19 2pgs
Fees:11.00 Taxes:281.20
20010228-0018430

Witness my/our hand(s) this 13th day of February, 2001.

Luis Del Mazo, Jr.

Luis Del Mazo, Sr

Ashlee Del Mazo

Cathy G. Clark

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, Sr and wife, Cathy G. Clark and Luis Del Mazo, Jr and wife, Ashlee Del Mazo 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 13th day of May, 2001.

Commission expires: May 26, 2001

Notary Public