File: Box B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/01 08:28 2pgs
Fees:13.00 Taxes:344.10

20011009-0109605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2001.

Notary Public

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

NOTARY PUBLIC ELIZABETH TRIPLETT AT LARGE DAVIDSON COUNTY TENN.

#2304

File Box B

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
Alfredo Garcia Munguia	Transland Financial Services	148-8-216
(NAME)	(NAME)	
4653 Long Branch	640 Spence Lane, Suite 104	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 A. Del Mazo Jr. and wife, Ashlee R. Del Mazo ,and Luis M. 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 Alfredo Garcia Munguia, unmarried Domitila Sanchez ,unmarried, joint tenants with right 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 No. 30, on the Plan of Section Nine, Terragon Trails, of record in Plat Book 5200, page 85, said Register's Office, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Luis A. Del Mazo, Jr. and wife, Ashlee R. Del Mazo and Luis M. Del Mazo, Sr. and wife, Cathy G. Clark by deed of record as Instrument No.20010516-0051008, 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 4653 Long Branch, Antioch, TN 37013
(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 21st day of September, 2001.

Luis M. Del Mazo Sr.

Luis A. Del Mazo Jr.

Cathy G. Clark

Ashlee R. 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 A. Del Mazo, Jr. and Ashlee R. Del Mazo and Luis M. 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 21st day of September, 2001.

Commission expires: May 26, 2002

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.