WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,250.00

Jorge R. Ontiveros
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/16/01 14:39 2pgs
Fees:13.00 Taxes:293.23

20011016-0112683

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge R. Ontiveros	1st Trust Bank for Savings	Map 108-8
(NAME)	(NAME)	
3215 Lakeford Drive	P. O. Box 17257	
(ADDRESS)	(ADDRESS)	Parcel 166
Nashville, TN 37214	Memphis, TN 38187-0257	
(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, **PATRICIA A. LEE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORGE R. ONTIVEROS, 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:

Land in Davidson County, Tennessee, being Lot No. 65A, Zone Lot Division, Lots Nos. 65, 66, and 67 on the Plan of East Lake Subdivision, as shown of record in Plat Book 5200, Page 677, which is an amendment to plat of record in Plat Book 5200, Page 342, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Instrument No. 20010212-0013443, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Book 5200, Page 677, which is an amendment of plat of record in Plat Book 5200, Page 342, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 5761, Page 355, and Book 5800, Page 181, and Book 6005, Page 147, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3215 Lakeford Drive, Nashville, TN 37214
(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 12th day of October, 2001.

Patricia A. Lee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Patricia A. Lee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 12th day of October, 2001.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

