Box 13

Tk # 3348

# WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Mirian Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2002.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2002.
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mirian S. Garcia | Franklin American Mortgage Company | 106-14-123 |
| (NAME) | (NAME) | |
| 101 Lyle Street | 501 Corporate Centre Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Franklin, TN 37067 | |
| (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, Cathy G. Clark and husband Luis Del Mazo, Sr. and Luis Del Mazo, Jr. and wife, Ashley R. Del Mazo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mirian S. Garcia 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:

Beginning at a point in the center of Lyle Lane at the common corner of the property conveyed to J. F. Heath, Sr. and wife Alice Bell Heath, by deed from J. R. Newton, and wife, of record in Book 1323, Page 39 of the Register's Office of Davidson County, Tennessee, and the property conveyed to James Elbert Coleman, and wife by deed of record in Book 1302, Page 42, said Register's Office; thence in a southerly direction along Coleman's east line 252 feet to a point in said line; thence in a easterly direction and parallel with the center of said Lyle Lane 60 feet to a point; thence in a northwesterly direction 255 feet, more or less, to a point in the center of Lyle Lane and 50 feet east of the point of beginning; thence in a westerly direction along the center of Lyle Lane to the point of beginning.

Being the same property conveyed to Cathy G. Clark and husband Luis Del Mazo, Sr. and Luis Del Mazo, Jr. and wife, Ashley R. Del Mazo, by deed of record in Instrument No. 20011009-0109705, 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 101 Lyle Street, 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.

Davidson County DEEDWARR
Recvd: 07/05/02 14:19 2pgs
Fees:13.00 Taxes:314.50
20020705-0081245

Witness my/our hand(s) this 21st day of June, 2002.

Luis Del Mazo, Jr.

Cathy G. Clark

Ashley R. Del Mazo

Luis Del Mazo, Sr.

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 Cathy G. Clark and Luis Del Mazo, Sr. and Luis Del Mazo, Jr. and Ashley R. 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. Ashley R. Del Mazo being One and the Same as Ashley D. Del Mazo.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2002.

Commission expires: May 28, 2002

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006