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 $110,000.00

Edilberto T. Rodriguez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2003.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(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
Edilberto T. Rodriguez	Transland Financial Services, Inc.	119-7-122
(NAME)	(NAME)	
2516 Glenrose Avenue	2700 Westhall Lane, Ste. 210	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Maitland, FL 32751-7294	
(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, Sr. and wife, Cathy G. Clark and Luis A. Del Mazo, Jr. and Ashlee R. Del Mazo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edilberto T. Rodriguez and Graciela Montero, 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. 3 on the Plan of Glenrose Acres, of record in Plat Book 3842, Page 149, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Luis A. Del Mazo, Sr. and wife, Cathy G. Clark and Luis A. Del Mazo, Jr. and wife, Ashlee R. Del Mazo, by deed of record in Instrument No. 20021206-0150920, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Ashlee R. Del Mazo by Luis A. Del Mazo, Jr. as her Attorney In Fact pursuant to recorded Power of Attorney of record in Book ★ _____, Page _____, in the Register's Office for Davidson County, Tennessee. ★Instrument #20030324-0038641

unimproved ☐
This is improved ☒ property, known as 2516 Glenrose Avenue, 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: 03/24/03 13:49 2pgs
Fees:13.00 Taxes:407.00
20030324-0038642

Witness my/our hand(s) this 25th day of February, 2003.

Luis A. Del Mazo, Jr.

Luis A. Del Mazo, Sr.

Ashlee R. Del Mazo By Luis A. Del Mazo, Sr

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 A. Del Mazo, Sr., Cathy G. Clark, Luis A. Del Mazo, Jr. and ~~Ashlee 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.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2003.

Commission expires: May 28, 2006

Notary Public

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

State of Tennessee
County of Davidson

On this the 25th day of February, 2003 before me personally appeared Luis A. Del Mazo, Jr. the person who executed the foregoing instrument of behalf of Ashlee R. Del Mazo and acknowledged that he executed the same as the free act and deed of the said Ashlee R. Del Mazo through Power of Attorney granted he by the saidAShlee R. Del Mazo.

Commission expires: 5/28/06

Notary public

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