#53561

Box 13

# 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 $64,000.00

x Jose M Lerma
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2003.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(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 |
|---|---|---|
| Jose M. Lerma | Jose M. Lerma | 60-12-67 |
| (NAME) | (NAME) | |
| 211 Hart Lane | 211 Hart Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37207 | Nashville, TN 37207 | |
| (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 Jr.,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose M. Lerma 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☐
This is improved ☒ property, known as 211 Hart Lane, Nashville, TN 37207
(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 22nd day of April, 2003.

Luis Del Mazo Jr.,

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. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of April, 2003.

Commission expires: May 28, 2006

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

Beth Triplett
Notary Public

Davidson County DEEDWARR
Recvd: 05/23/03 12:13 2pgs
Fees:13.00 Taxes:236.80

20030523-0070677

"EXHIBIT A"

Land in Davidson County, Tennessee, in the 12th Civil District, described according to a survey made by M. H. Ragan, August 19, 1957, as follows:

Beginning at an iron pin in the northerly margin of Hart Street or Lane, said point being 2102.6 feet, more or less, easterly from the center line of Dickerson Pike; thence north 4 degrees 55 minutes east 197.0 feet to an iron pin; thence south 84 degrees 35 minutes east 50 feet to an iron pin; thence south 4 degrees 55 minutes west 197.0 feet to an iron pin in the northerly margin of Hart Street or Lane; thence with the margin of same, north 84 degrees 34 minutes west 50 feet to the point of beginning, containing .23 acres, more or less.

Being the same property conveyed to Luis A. Del Mazo, Jr., by deed of record in Instrument No. 20030326-0039840, Register's Office for Davidson County, Tennessee.

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

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, is the following described tract conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Clyde C. Darden and wife, Patricia Darden, of record in Book 5604, page 654, Register's Office for said County:

PERMANENT RIGHT-OF-WAY: Land in Davidson County, Tennessee, in the 12th Civil District, described as follows:

Beginning at a point on the northerly right-of-way of Hart Lane, said point being on the common property line between Parcel 66 and Parcel 67 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line North 4° 55′ East 20.95 feet to a point on the proposed northerly right-of-way of Hart Lane; thence along said proposed right-of-way South 85° 20′ East 5.92 feet to the beginning of a curve to the right having a radius of 2894.70 feet; thence along said curve 44.08 feet to a point on the common property line between Parcel 67 and Parcel 68; thence along said common property line South 4° 55′ West 21.27 feet to a point on the existing northerly right-of-way of Hart Lane; thence North 84° 35′ West 50 feet to the point of beginning and containing 1,058 square feet.