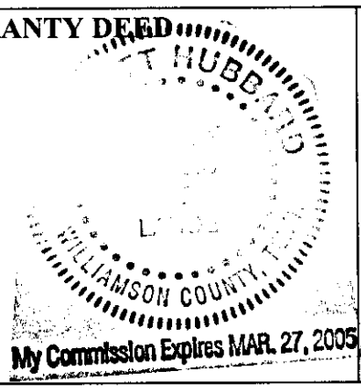
McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-[illegible]-3319

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/22/04 16:21 2pgs
Fees:13.00 Taxes:325.60

20040722-0088056

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Israel Cueves	New Owner	Map: 119
(NAME) 221 Rose Street	(NAME)	Group: 01-0
(ADDRESS) Nashville, TN 37210	(ADDRESS)	Parcel: 317
(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, Daniel Yepez and Wife, Martha Yepez and Daniela Yepez and Cesar Yepez, all as joint tenants with rights of survivorship and not tenants in common , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Israel Cueves , 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:

Being Lot No. 129, Block 20 on the Map of Overhill City and W.H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subdivision as of record in Deed Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Yepez and Wife, Martha Yepez and Daniela Yepez, single and Cesar Yepez, single, all as joint tenants with rights of survivorship and not tenants in common by Warranty Deed dated September 2, 1998 from Roy S. Jones of record in Book 11102, Page 508, Register's Office for Davidson County, Tennessee.

The said Cesar Yepez having since married and his wife, Jennifer Jones joins in this conveyance to convey any and all marital rights and interest she may have in said property.

Subject to all matters as set forth per Plat Book 332, Page 21, Register's Office of said County

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 221 Rose Street, 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.

Witness my/our hand(s) this 29th day of June, 2004.

Daniela Yepez

Daniel Yepez

Cesar Yepez

Martha Yepez

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Daniel Yepez and Martha Yepez and Daniela Yepez and Cesar Yepez, the* bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained. * JENNIFER JONES

Witness my hand and Official seal this 6/30/2004

My Commission Expires: 9-22-07

Notary Public

JUDY HARRISON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

File Number2406103
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027