WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH** DAY OF **NOVEMBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2006.~~ 3/31/07

(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/22/04 12:28 2pgs
Fees:13.00 Taxes:465.83

20041122-0139738

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Lepez	Mi Casa of America, LLC	**150-10-0 131.00**
(NAME)	(NAME)	
3521 Roundwood Forest Drive	1011 Cherry Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN ,37203	
(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, **Oscar Spann and wife Betty J. Spann**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis Lepez and Natalia F. Ruiz**, 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. 9 on the Plan of Roundwood Forest, Section 2 of record in Plat Book 6250, Page 548 and 549, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Oscar Spann and wife Betty S. Spann** by deed of record in Instrument No. 20020419-0048788, Register's Office for **Davidson** County, Tennessee. Betty S. Spann and Betty J. Spann are one and the same

This instrument is executed on behalf of Betty J. Spann and Oscar Spann by Coleen Spann as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument ____X____, in the Register's Office for **Davidson** County, Tennessee.

*20041122-0139737

unimproved ☐

This is improved ☒ property, known as **3521 Roundwood Forest Drive, Antioch, TN 37013**

(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 12th day of November, 2004.

Oscar Spann By Coleen Spann
Oscar Spann

Betty J. Spann By Coleen Spann
Betty J. Spann

State of Tennessee County of Davidson

On this 12th day of November, 2004 before me personally appeared Coleen Spann, the person who executed the foregoing instrument on behalf of Betty J. Spann and Oscar Spann, and acknowledged that she executed the same as the free act and deed of the said Betty J. Spann and Oscar Spann, through Power of Attorney granted Coleen Spann, by the said Betty J. Spann and Oscar Spann.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.