WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2004.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Serrano-Vazquez	Jesus Serrano-Vazquez	Map 95-5 Parcel 20
(NAME)	(NAME)	
1946 Dahlia Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/04/05 10:56 2 pgs
Fees:13.00 Taxes:425.50

20050104-0001057

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, Opal M. Price and husband, Billy D. Price, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesus Serrano-Vasquez and wife, Maria M. Serrano, 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:

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. 19 on the Plan of Creekside Heights, as of record in Plat Book 2663, pages 114 and 115, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Opal M. Price and husband, Billy D. Price by warranty deed of Frank F. Elkins, married of record in Book 10051, page 758, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: Subject to all matters appearing on the plan of record in Plat Book 2663, pages 114 and 115, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1946 Dahlia Drive, 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 our hands this 22nd day of December, 2004.

Opal M. Price

Billy D. Price

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned , a Notary Public in and for State and County, personally appeared Opal M. Price and Billy D. Price, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of December, 2004.

Commission expires: 1-25-06

Notary Public

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE My Commission Exp. Jan. 25, 2006 WILLIAMSON CO., TENNESSEE