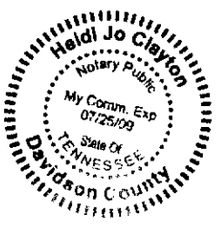
BOX 13
10934 **WARRANTY DEED**



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(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
Yamays Lopez	Yamays Lopez	148-3-63
(NAME)	(NAME)	
110 Cherokee Hills Drive	110 Cherokee Hills Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Minerva Marrero and husband Joel Marrero, and Elsa Hernandez and husband Marciano Marrero HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yamays Lopez, married, 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. 405 on the Plan of Cherokee Hills Subdivision, Section 4 of record in Plat Book 3500, Page 113, Register's Office for said County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Minerva Marrero, married and Elsa Hernandez, married, by deed of record in Instrument No. 20010530-0055544, Register's Office for Davidson County, Tennessee.

Joel Marrero joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Marciano Marrero joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Minerva Marrero by Marciano Marrero as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060126-0010037, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Elsa Hernandez by Marciano Marrero as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060126-0010035, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Joel Marrero by Marciano Marrero as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060126-0010036, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 110 Cherokee Hills 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 01/26/06 13:41 2 pgs
Fees:13.00 Taxes:499.50

20060126-0010038

Witness our hands this 17th day of January, 2006.

Joel Marrero by Marciano Marrero his Attorney in Fact HER ATTORNEY IN FACT

Marciano Marrero

Minerva Marrero by Marciano Marrero her Attorney in Fact HER ATTORNEY-IN-FACT

Elsa Hernandez by Marciano Marrero her Attorney in Fact HER ATTORNEY IN FACT

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 Marciano Marrero 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 17th day of January, 2006.

Commission expires:

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of January, 2006, before me personally appeared Marciano Marrero, the person who executed the foregoing instrument on behalf of Minerva Marrero and who acknowledged that he executed the same as the free act and deed of the said Minerva Marrero, through Power of Attorney granted him by the said Minerva Marrero.

Witness my hand and official seal at Nashville, Tennessee this 17th day of January, 2006.

Commission expires:

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of January, 2006, before me personally appeared Marciano Marrero, the person who executed the foregoing instrument on behalf of Elsa Hernandez and who acknowledged that he executed the same as the free act and deed of the said Elsa Hernandez, through Power of Attorney granted him by the said Elsa Hernandez.

Witness my hand and official seal at Nashville, Tennessee this 17th day of January, 2006.

Commission expires:

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of January, 2006, before me personally appeared Marciano Marrero, the person who executed the foregoing instrument on behalf of Joel Marrero and who acknowledged that he executed the same as the free act and deed of the said Joel Marrero, through Power of Attorney granted him by the said Joel Marrero.

Witness my hand and official seal at Nashville, Tennessee this 17th day of January, 2006.

Commission expires:

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County