(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/06 11:03 2 pgs
Fees:13.00 Taxes:503.20
20060201-0012419

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2006.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 104 Cude Lane, Ste. 110, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy Reyes	Joy Reyes	182-06-0-A-129.00Co
(NAME) 7485 Maggie Drive	(NAME) 7485 Maggie Drive	
(ADDRESS) Antioch, TN 37214	(ADDRESS) 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, MARIANO ROSA AND WIFE, GLORIA SALOME, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOY ~~REYS~~ *Reyes AND HUSBAND HECTOR REYES, 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. 125 on the Plan of Old Hickory Hills Section One, Phase Two of record in Instrument No. 200306230086188, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property commonly known as 7485 Maggie Drive, Antioch, Tennessee, 37013.

Being the same property conveyed to Mariano Rosa and wife, Gloria Salome, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, executed January 14, 2004 and filed of record at Instrument no. 20040206-0014907, said Register's Office. Being, also, part of the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Old Hickory Hills, LLC, A Tennessee limited liability company, executed June 30, 2003 and filed of record at Instrument no. 20030721-0101989, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7485 Maggie 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 our hands this 25th day of January, 2006.

Mariano Rosa

Gloria Salome

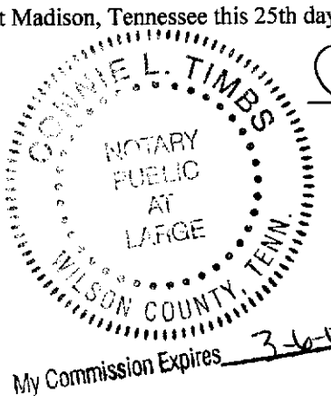
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mariano Rosa and Gloria Salome, the within named Grantors with whom I am personally acquainted or proven to me on the basis of satisfactory evidence to have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 25th day of January, 2006.

Commission expires:



My Commission Expires 3-6-07

Connie L. Timbs

Notary Public