WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF KNOX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: June 5, 2007.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/06/06 13:03 2 pgs
Fees:13.00 Taxes:521.66
20060406-0039741

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 412 N. Cedar Bluff Road, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Barnes-LaPrad	Laura Barnes-LaPrad	120-10-26.00
(NAME)	(NAME)	
1224 Dempsey Drive	1224 DEMPSEY DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN	NASHVILLE, TN 37217	
(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, **Angel Z. Martinez III, and wife Jennifer Reed Martinez**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Laura Barnes-LaPrad, and husband Louis LaPrad**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 62, Section IV, Seven Oaks Subdivision, of record in Plat Book 2133, Page 105, of the Register's Office of Davidson County, Tennessee.

Said Lot 62 fronts 100 feet on Dempsey Place and runs bank between lines, 221.1 feet on the Easterly line and 213.8 feet on the Westerly line, to a line in the rear on which it measures 100.4 feet.

BEING the same property conveyed to Angel Z. Martinez, III and wife, Jennifer Reed-Martinez by Deed from T. Mark Hall, a single man, dated December 17, 1999 and filed of record as Inst. No. 20000106-0001972, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all existing easements and restrictions as shown of record.

unimproved ☐

This is improved ☒ property, known as 1224 Dempsey Drive, Nashville, TN 37217
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 20th day of March, 2006.

Angel Z. Martinez III

Angel Z. Martinez III

Jennifer Reed Martinez

Jennifer Reed Martinez

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Angel Z. Martinez III, and wife Jennifer Reed Martinez, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee this 20th day of March, 2006.

Commission expires: June 5, 2007

Michelle Medlin

Michelle Medlin Notary Public



RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067