WARRANTY DEED



BOX 13
12737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugo Alamos Urena	America's Wholesale Lender	162-10-71
(NAME)	(NAME)	
604 Brook Drive	750 Old Hickory Blvd. #180	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(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, Leonel B Deleon and wife, Maria Luisa DeLeon, A.K.A. Maria Luisa Juarez, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hugo Alamos Urena, 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. 71 on the Plan of Brookview Estates, Section I, as of record in Book 4460, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete accurate description.

Being the same property conveyed to Leonel B. DeLeon, by deed of record in Instrument No. 20020109-0003099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Maria Luisa DeLeon and Leonel B. DeLeon by Leo DeLeon as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070301-0025508, in the Register's Office for Davidson County, Tennessee. Maria Luisa DeLeon being one and the same as Maria Luisa Juarez.

Maria Luisa DeLeon 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 and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

unimproved ☐

This is improved ☒ property, known as 604 Brook 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.

Davidson County DEEDWARR
Rec'd: 03/01/07 13:59 2 pgs
Fees:13.00 Taxes:484.70

20070301-0025509

W.tness my hand this 21st day of February, 2007.

Leonel B Deleon by Leo DeLeon, his attorney in fact
Leonel B Deleon by Leo DeLeon, his attorney in fact

Maria Luisa DeLeon by Leo DeLeon, her attorney in fact
Maria Luisa DeLeon by Leo DeLeon , her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21st day of February, 2007, before me personally appeared Leo DeLeon, the person who executed the foregoing instrument on behalf of Leonel B. DeLeon and Maria Luisa DeLeon and who acknowledged that he executed the same as the free act and deed of the said Leonel B. DeLeon and Maria Luisa DeLeon, through Power of Attorney granted he by the said Leonel B. DeLeon and Maria Luisa DeLeon.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2007.

Commission expires:
7-2009

Heidi Jo Clayton
Notary Public

