WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-18-2010

(AF

Davidson County DEEDWARR
Recvd: 04/24/07 12:28 2 pgs
Fees:13.00 Taxes:162.80

20070424-0048814

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Carpio and Flavio Lema	Flavio Lema	08207022600
(NAME)	(NAME)	
716 N. 2nd Ave.	720 Coggin Pass	
(ADDRESS)	(ADDRESS)	
Nashville,TN,37206	Madison, TN 37115	
(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, I/WE, Robert L. Settles and wife, Helen D. Settles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Carpio and Flavio Lema, 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. 25 on the map of Lindsley's Addition to Edgefield, now East Nashville of record in Book 57, Page 25, Register's Office for Said county.

Said Lot no. 25 fronts 50 feet on the west side of north Second, formerly Harris Street and runs back between parallel lines, along the southerly margin of Hancock Street, formerly Center Street, 142 1/2 feet to an alley.

Being the same property conveyed to Robert L. Settles and wife, Helen D. Settles, by Warranty Deed dated 05/27/99 of record in Book 11526, Page 538, Register's office for Davidson County, Tennessee.

All matters shown on the map of record in Book 57, Page 25; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 716 N. 2nd Ave., Nashville,TN,37206

(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 my hand this 16th day of April, 2007.

Robert L. Settles

Helen D. Settles

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Robert L. Settles and wife, Helen D. Settles with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

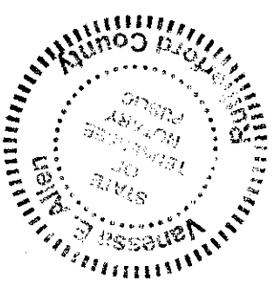
Witness my hand and official seal at this 16th day of April, 2007.

Commission expires:

7-18-2010

Vanessa E. Allen

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130