Davidson County DEEDWARR
Recvd: 05/02/07 15:55 2 pgs
Fees:13.00 Taxes:428.09

20070502-0052737

File No. 270201250

WARRANTY DEED

MARVEL LYON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 10-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Lopez and Elva Elena Ortiz Lepe	Banco Poplar of North America	148-12-0-132.00
(NAME) 814 Richards Rd.	(NAME) 9600 Bryn Mawr, 3rd Floor	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Rosemont, IL 60018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **BRIAN L. RAINER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL LOPEZ, AND UNMARRIED MAN AND ELVA ELENA ORTIZ LEPE, AN UNMARRIED WOMAN**, 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 all of Lot No. 119, on the Plan of Section Three Hazelwood, as shown by plat appearing of record in Plat Book 3842, Page 23, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Lot.

Being the same property conveyed to Brian L. Rainer by Deed Book dated October 22, 1999 of record in Record Book 11714, Page 442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on plat of record in Plat Book 3842, Page 23; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 814 Richards Rd., 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 I do covenant with the said GRANTEES that I 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 I do further covenant and bind myself, my 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.

Brian L. Rainer

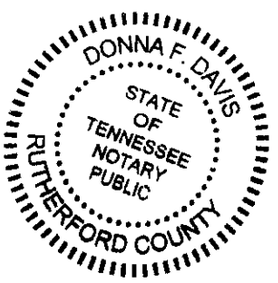
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brian L. Rainer, an unmarried man, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of April, 2007.

Commission expires: 1/19/10



Notary Public

File Number: 270201250

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129