WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/07 11:04 2 pgs
Fees:13.00 Taxes:532.80

20070706-0080682

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

William Adelso Lopez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2007.

Susan Duff
Notary Public

MY COMMISSION EXPIRES: 1/16/08
(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-5350

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Adelso Lopez and Sofia D. Garcia	American Home Mortgage	165-09-0-A-056.00 CO
(NAME)	(NAME)	
1960 Port James Circle	P.O. Box 660029	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, Texas 75266-0029	
(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, Madelyn Mendez, formerly Madelyn Porto Siurano , married HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Adelso Lopez and wife, Sofia D. Garcia, 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:

Being Lot Number 70, Section Two, Lakewood Village, of record in Instrument Number 20000215-0015148 (erroneously referred to as Instrument Number 200000215-0015148, in Quitclaim Deed of record in Instrument No. 20050524-0058457), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Madelyn Porto Siurano and Ivan J. Porto Siurano, wife and husband, by deed from Fisher & Ford Group, LLC, dated July 16, 2003 of record in Instrument Number 20030728-0105244, said Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Madelyn Porto Siurano by Quitclaim Deed from Ivan J. Porto Siurano dated April 4, 2005, of record in Instrument No. 20050524-0058457, said Register's Office.

The Grantor does hereby warrant, covenant and certify that the subject property was not the Grantor's spouse's homestead as defined by statue.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1960 Port James Circle, 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 my hand this 3rd day of July, 2007.

Madelyn Porto Siurano Mendez
By: David Carr, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared David Carr, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Madelyn Porto Siurano Mendez, and acknowledged that he execute the same by Power of Attorney, as the free act and deed of said Madelyn Porto Siurano Mendez.

Witness my hand and Notarial Seal this 3rd day of July, 2007.

Notary Public

My Commission Expires: 1-16-08

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027