WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,324.00

Wendy Kelchner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

BOX 13
14395

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
Luis del Mazo, Sr.	~~Luis del Mazo, Sr.~~	61-7-48 and 61-7-68
1014 Malquin Dr. (NAME) ~~4605 Gallatin Rd~~	New Owner (NAME)	
Nashville, TN 37216 (ADDRESS)	(ADDRESS)	
(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, Douglas O. Herndon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis del Mazo, Sr. and wife Cathy G. Clark, 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:

Map 61-7-48
Land in Davidson County, Tennessee, described as follows, to wit two lots:
Being Lot 4 and 5 of Block "H", on the map of Broadmoor, Section Two, as of record in Book 547, Page 174, Register's office for said County.
Said Lots 4 and 5 fronts 125 feet on the westerly side of Gallatin Road and runs back between parallel lines, along the southerly margin of Malquin Drive, 165 feet to a dead line.

Map 61-7-68
Land in Davidson County, Tennessee, being Lot No. 6, Block H, on the plan of Broadmoor, Section 2, of record in Book 547, page 174, Register's office for said County.
Said Lot No. 6 fronts 58.8 feet on the southerly margin of Malquin Drive and extends back 155 feet on the northerly line and 155 feet on the southerly line to a dead line in the rear, measuring 61.4 feet thereon.

Being the same property conveyed to Douglas O. Herndon, by deed of record in Book 10515, Page 538, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4605 Gallatin Rd and 1014 Malquin Drive, Nashville, TN 37216
(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.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Davidson County DEEDWARR
Recvd: 07/02/08 15:05 2 pg
Fees:13.00 Taxes:689.40
20080702-0068600

Witness my hand this 30th day of June, 2008.

x _____
Douglas O. Herndon

_____ _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas O. Herndon with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2008.

Commission expires: 3/20/2010

_____
Notary Public

