10-02-011-D

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/10 15:09 2 pgs
Fees:13.00 Taxes:166.50
20100312-0019177

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd. Day of March, 2010.

Notary Public

My Commission Expires: 1/3/2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: Weiss & Weiss, Attorneys at Law, 1900 Church Street, Suite 301, Nashville, Tennessee 37203
BASED UPON INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE RESPECTIVE PARTIES HERETO

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rafael M. Martinez and Maria Carmen Gomez	" NEW OWNER "	**061-14-0-042.00**
(NAME) **3828 Saunders Avenue**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Luis del Mazo, married**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto, **Rafael M. Martinez, unmarried, and Maria Carmen Gomez, unmarried, as Joint Tenants with Right of Survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, and being described, as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Maplewood Heights Subdivision of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee to which Plan reference is made for a complete legal description.

Being the same property conveyed to Luis del Mazo by Warranty Deed from Wilson Enterprises, of record in Instrument No. 20030814-0117462, Register's Office for Davidson County, Tennessee.

Being improved property located at 3828 Saunders Avenue, Nashville, Tennessee 37216

This conveyance is subject to any and all restrictive covenants, easements and rights for public utilities applicable to this property, if any, and taxes for the current year which have are assumed by the Grantees herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered 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, successors 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.

Ashlee del Mazo, spouse of the said Luis del Mazo, joins in the execution of this Warranty Deed in order to release any rights that she may have in the subject property, including but not limited to, her marital rights.

THIS instrument is being executed in behalf of **Ashlee del Mazo** pursuant to a Power of Attorney executed by same on the 2ND day of MARCH, 2010, and being filed for record in Instrument No. 20100312-0019176, and being recorded simultaneously herewith.

WITNESS WHEREOF, our hands, this 2nd. Day of March, 2010.

Luis del Mazo

Ashlee del Mazo

By: Ashlee del Mazo by
Luis del Mazo, A-I-F Luis del Mazo

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 Luis del Mazo, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged by his oath that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd. Day of March, 2010.

My Commission Expires: 1/3/2011

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

On this 2nd. Day of March, 2010, before me personally appeared **LUIS del MAZO**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **ASHLEE del MAZO**, and acknowledged that he executed the same as the free act and deed of the said **ASHLEE del MAZO**

Witness my hand and official seal at Nashville, Tennessee, this 2nd. Day of March, 2010.

My Commission Expires: 1/3/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, Peter Weiss, do make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/3/2011

Notary Public

PEEILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON