WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/10 14:41 2 pgs
Fees:13.00 Taxes:407.00
20100322-0021411

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON

State of Tennessee)
County of Davidson)

10-02-015-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of March, 2010

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LAURA La FLAMME	GREENTREE MORTGAGE COMPANY L.P.	72-7
(NAME) 1143 Kirkland Avenue	(NAME) 10000 Lincoln Drive West, Ste. 5	5.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Marlton, NJ 08053	
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RICARDO VARGAS MENDOZA, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAURA La FLAMME , UNMARRIED**, hereinafter called the Grantee(s), her heir 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 the **West one-half of Lot No. 35 on the Map of Ingelwood Place** of record in Book 332, Page 101, Registers Office for Davidson County, Tennessee, to which map reference is hereby made for a complete description of said lot.

BEING the same property conveyed to RICARDO VARGAS MENDOZA, by Deed from YOUNG LAN LEE AND WIFE, MAN UN LEE, dated June 7, 2004, of record in Instrument No. 20040610-0068741, Register's Office for Davidson County, Tennessee.

SUBJECT property has not now nor ever has been the principal place of residence of Grantor, Ricardo Vargas Mendoza or his spouse, Maria Dolores Mendoza Colarte.

THIS conveyance is subject to Restrictive Covenants of record in Book 1181, Page 422, said Register's Office. But omitting any covenant, condition or restriction, if any, based on race color, religion, sex, handicap familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the USC, or (b) relates to handicap but does not discriminate against handicap persons; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **1143 Kirkland Avenue, Nashville, TN, 37216.**

(House Number) (Street) (City or Town) (State) (Zip)

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 successors 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 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.

WITNESS WHEREOF, my hand, this 22nd day of March, 2010.

RICARDO VARGAS MENDOZA

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 **RICARDO VARGAS MENDOZA, MARRIED**, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 2010.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated according to law.

Dee Files Kennedy

State of Tennessee)
County of Davidson)

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

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON